

DELEGATED DECISION REPORT

DET/2026/0009
Valid 20/04/2026

CONCEPT LIFE SCIENCES
FRITH KNOLL ROAD
CHAPEL-EN-LE-FRITH

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
ERECTION OF PV PANELS ON
THE ROOF OF CONCEPT LIFE
SCIENCES LTD. SYSTEM
SIZE: 308.49KWP (678 X JA
SOLAR 455W PANELS):

(ALL OTHERS)

MAIN ISSUES

- Whether the proposed works comply with Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DESCRIPTION OF SITE

The application site refers to an office building in use by Peak Dale Molecular Ltd, an established and rapidly expanding business operating within the Borough with their premises occupying a site within the Chapel en le Frith Neighbourhood Development Plan Allocated Employment site of Frith Knoll Road (ES4). The business premises wrap around the boundary of the site, looking inward onto the central car parking area and accessed via Frith Knoll Road.

The site is not within a conservation area and is within the Built-up area of Chapel-en-Frith and within a designated Primary Employment Zone for the purposes of the Adopted High Peak Local Plan.

PROPOSAL

This Prior notification application has been submitted under the provisions of Schedule 2, Part 14, Class J of the General Permitted Development Order (GPDO) and proposes to install solar PV panels across all of the roof pitches of the existing unit.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2025/0097: Construction of two storey office extension to the front of the building with additional parking spaces and reconfiguration of areas of soft landscaping (Approved 02/10/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 04/06/2026

Public Comments

None received.

OFFICER COMMENTS

Permitted development

J. The installation, alteration or replacement of—

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

Development not permitted

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

(Complies – The application form and statement submitted in support of this application states that no part of the solar PV equipment would protrude more than 0.2m beyond the plane of the roof slope)

(b) The solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

(N/A – Would not be located on a flat roof)

(c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;

(Complies – The application form and statement letter submitted in support of this application confirm that no part of the solar PV equipment would come within 1m of the external edge of the roof.)

(d) Deleted

(e) The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or **(N/A)**

(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building. **(N/A)**

J.2 Development is not permitted by Class J(a) or (b) if—

(a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

(Complies) – The proposed solar PV would not be mounted to any wall elevations)

(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

(Complies) – The proposed solar PV would not be mounted to any wall elevations)

(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

(N/A)

J.4— (1) Class J development is permitted subject to the following conditions.

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

Complies – The application site refers to a large office unit within a designated Primary Employment Zone. The extent and design of the solar panels is deemed to be in keeping with the nature of the established designated employment site. There are no residential properties within 250m of the site and as such the proposals are not deemed to result in any loss of neighbouring amenity due to glint and glare.

OFFICER RECOMMENDATION : **Prior Approval is Required and Granted**

Case Officer: Stuart Talbot

Recommendation Date: 12/06/2026

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council