AVISON YOUNG

[redacted]

Our Ref: 17C600055/11062026

Your Ref.: PP-15003756

avisonyoung.co.uk

11th June 2026

[redacted]

Dear Sir / Madam,

Welsh Government, Unit B, Yale Business Park, Wrexham Technology Park, Ellice Way, Wrexham, LL13 7YL.
Planning application for proposed installation of solar photovoltaic (PV) panels on roof of office building.

We hereby submit a full planning application on behalf of our client, Welsh Government, for the proposed installation of solar photovoltaic (PV) panels on the roof of the Welsh Government office building at Unit B, Yale Business Park, Wrexham Technology Park, Ellice Way, Wrexham, LL13 7YL.

The application has been submitted electronically via the Planning Portal and has been given Planning Portal reference PP-15003756.

In line with national and local validation requirements, we are pleased to enclose the following documents as part of this application submission:

- Completed, signed and dated full planning application form;
- Site Location Plan (Drawing Reference: AL01), at a scale of 1:1250 @ A3, indicating the site's location in red;
- Existing Site Plan, Roof Plan, Elevations & Photos (Drawing Reference: AL02), at a scale of 1:1250 & 1:100 @ A0;
- Proposed Site Plan, Roof Plan, Elevations & Photos (Drawing Reference: AL03), at a scale of 1:1250 & 1:100 @ A0, and
- Solar PV Brochure, prepared by GB Sol Projects Ltd.

[redacted]

The Site

The site location plan clearly identifies the location of the site and the office building within Yale Business Park (also known as Yale Business Village) on Ellice Way, which is a modern, purpose-built commercial development. It features high-quality, landscaped office spaces and serves as a

key regional employment hub which is highly accessible by road, situated directly off the A483 Wrexham bypass, linking quickly to the A55 and wider motorway.

The site accommodates a modern single storey brick-built building with a pitched roof served by an area of car parking to the front and is surrounded by single storey and two storey office buildings. As such, the building is well screened from any nearby residential properties and will not therefore have any detrimental impact in terms of glare.

The existing and proposed site plan, roof plan, elevations, and photos, and Solar PV Brochure prepared by GB Sol Projects Ltd., provide details of the location and specification for the solar photovoltaic (PV) panels on the roof and the associated infrastructure and equipment.

The Proposal

The proposal is to install a solar photovoltaic system on the roof of this office building, together with associated infrastructure and equipment. The 63 no. Welsh made solar PV panels will be installed across three areas of the building's roof (south, east and west facing elevations). The pitched roof mounting system proposed do not require roof penetrations as the solar PV panels will be mounted on low profile rails fitted to the rafters under the concrete tiles.

Solar photovoltaic panels convert energy captured from sunlight into electricity that can be used in buildings. Solar PV cells are made from layers of semi-conducting material, usually silicon. When light shines on the material, electrons are knocked loose creating a flow of electricity. The cells don't need direct sunlight to work, they can work on a cloudy day. However, the stronger the sunshine, the more electricity generated. Solar PV cells are grouped into modules, and modules usually grouped into solar arrays. Modules and arrays come in a variety of shapes and sizes. Most PV systems are made up of panels that that are installed to a building's roof, on the ground or a purpose-built canopy. The electricity generated is direct current (DC), whereas the electricity mostly used in building is alternating current (AC). An inverter or inverters are installed along with the system to convert DC electricity to AC.

Solar PV systems require minimal maintenance. This usually entails cleaning the panels of debris and built-up dust or dirt. In the UK, PV panels that are tilted at 15° or more have the benefit of being cleaned by rainfall to ensure optimal performance. Debris is more likely to accumulate if the panels are ground mounted, or if the location near high levels of dirt or dust.

Legislative Procedure

Permitted development rights for small scale renewable energy developments at non-domestic properties are set out in Schedule 2 of the Town and Country Planning (General Permitted Development) Order as amended under Part 43 Installation of Non-Domestic Microgeneration Equipment. Class A permits the installation, alteration or replacement of solar PV or solar thermal equipment on a building other than a dwellinghouse or a block of flats. Solar panels on the roofs of this office building would be permitted development if all of the following limits are met:

- solar panels installed on a wall or a pitched roof should project no more than 20cm from the wall surface or roof slope
- where panels are installed on a flat roof the highest part of the equipment should not be more than one metre above the highest part of the roof (excluding the chimney)

- equipment mounted on a roof must not be within one metre of the external edge of the roof
- equipment mounted on a wall must not be within one metre of a junction of that wall with another wall or with the roof of the building
- the panels must not be installed on a listed building or on a building that is within the grounds of a listed building
- the panels must not be installed on a site designated as a scheduled monument
- if the building is on designated land* the equipment must not be installed on a wall or a roof slope which fronts a highway

As the proposed solar PV installation does not meet all the above conditions, a planning application is hereby submitted to the local planning authority seeking permission for its installation.

Green Infrastructure

Planning Policy Wales (Edition 12, February 2024) requires that all planning applications are accompanied by a Green Infrastructure Statement that is proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. Paragraph 6.2.12 of PPW clarifies that, in the case of minor development (such as this), a short description will suffice. PPW also requires the consideration of biodiversity enhancement as part of the planning application process.

The proposed works comprise of the installation of 63 no. solar photovoltaic (PV) panels on the roof of this existing office building together with associated infrastructure and equipment. The PV panels are invented and made in Wales. Each solar PV panel measures 1663 x 1000 mm. There will be no loss of green space or biodiversity features and in light of this, and given the nature of the development, compensation is not possible or considered necessary.

Conclusions

In summary, the proposed installation of solar photovoltaic (PV) equipment on the roof of this existing office building together with associated infrastructure and equipment is considered to be in accordance with national and local planning policy.

We trust that the information within this letter, and the enclosures, allows you to register and determine this application swiftly and we look forward to receiving confirmation of this in due course. If, in the meantime, you require any further information and/or clarification with respect to the enclosed information please contact me on [redacted] or by email at [redacted] We look forward to receiving confirmation of the registered application shortly.

Kind regards

Yours faithfully,

[redacted]

Owain Griffiths MRICS MRTPI
Director
[redacted]

For and on behalf of Avison Young (UK) Limited

Enclosure

[redacted]