

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132774/P14J/2022

Date registered valid: 3 February 2022

Proposal: Prior Approval for the installation Solar Photovoltaics (PV) equipment on the roofs of Nondomestic Buildings.

Address: Queens Road Metrolink Depot, Queens Road, Manchester, M8 0RY

Ward(s): Cheetham Ward

Applicant: Mr Jonathan Arthur, Jamieson Contracting 2 Dunkirk Lane, Hyde, SK14 4PL

Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 March 2022

Application details

Type of application: Prior approval - PV to non-dwelling

Development type: Notifications

Date of site visit: 17 March 2022

Standard consultations:

Printed: 8 February 2022 Expired: 1 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to various rooftops of warehouses style structures which form part of a depot operated by Metrolink. The application relates to three depot buildings which have metal clad elevations and roofs.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is mixed use in nature comprising a variety of residential, industrial and commercial uses.

The site adjoins an operational Metrolink line and station which sits within a sunken position in relation to Queens Road. Vehicular access to the depot is from Queens Road, where the site neighbours a hotel and Irish community centre

Description of development

Prior Approval is sought for the installation of other Solar Photovoltaics (PV) equipment on the roofs of three Metrolink depot buildings. The array of panels totals 129.6kWp.

The application is a resubmission of an earlier proposal refused consent due to a lack of support information.

Background

Funding has been secured by Transport for Greater Manchester (TfGM) to install small scale renewable energy generation technologies across their portfolio. The application proposal is one such site in Greater Manchester where Solar PV is proposed. The proposals will contribute to the national aim of achieving net zero carbon by 2050.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection.

Highway Services - The proposed equipment is contained within the private boundary of the Metrolink Depot site and does not overhang the adopted highway.

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Metrolink – No objection.

Planning History

130480/P14J/2021

Prior Approval for the Installation of other Solar Photovoltaics (PV) equipment on the roofs of nondomestic buildings. Refused 8 July 2021.

Issues

In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14 Renewable Energy, Class J, the installation of solar PV equipment on the roof of a building is regarded as 'permitted development' subject to an application being made to the local planning authority for determination as to whether prior approval is necessary.

On the basis of the scheme being considered as a whole, the proposal does not constitute 'microgeneration' solar PV equipment as power generation output exceeds 50kWp. The proposals can however be considered under the Permitted Development regulations, as the collective power output does not exceed 1MW.

No part of the installation 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. The highest part of the solar PV equipment would be no higher than 1 metre above the highest part of the roof, and the installation will also sit below the existing roof parapet wall.

The proposed equipment is to be installed entirely on roof areas and no part of the installation will lie within 1 metre of the external edge of that roof.

The site is not on article 2(3) land, designated as a scheduled monument, nor does it contain any listed buildings.

The capacity of the solar PV equipment installed to generate electricity at the site does not exceed 1 megawatt.

The solar PV equipment has been so far as practicable, sited so as to minimise its effect on the external appearance of the building and the amenity of the area.

The solar PV equipment is to be removed as soon as reasonably practicable when no longer needed.

Given the surrounding context, the proposed panels are highly unlikely to result in any impact in terms of glare on occupiers of neighbouring land. The proposed material used for the panels is unlikely to result in glare. Metrolink who previously raised concerns about the potential for glare, no longer object to the proposal.

The application has also been accompanied by a Glint and Glare Assessment which concludes that the solar arrays have low risk of glare for road and rail infrastructure and no impact to aviation infrastructure or the nearest residential receptors.

On the basis of the criteria, which has been cross referenced with the relevant legislation contained within Schedule 2, Part 14 Renewable Energy, Class J of the GPDO, the proposed installation is considered permitted development.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

None Required

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed development raises no adverse issues in respect of external appearance, glare or the general visual amenity of the area and accords with the requirements of Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Therefore, consent is hereby granted in accordance with the following information received on 24 January 2022 and 3 February 2022:

QRD1002-TGM-QRD-MW-XX-N-PLA-0003 Rev P2 'Site Location Plan';
QRD1002-TGM-QRD-MW-DR-N-PLA-0001 Rev P3 'Proposed PV Layout';
QRD1002-TGM-QRD-MW-DR-N-PLA-0004 Rev P1 'Proposed PV Layout Office Building';
QRD1002-TGM-QRD-MW-DR-N-PLA-0005 Rev P1 'Proposed PV Layout Paint Store';
Environmental Roofing Services Limited Technical Information;
Vertex S Product Specification;
Metrolink Queens Road Glint & Glare Assessment prepared by Mabbett,

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1