

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133140/P14J/2022

Date registered valid: 4 March 2022

Proposal: Notification for Prior Approval for the installation of solar photovoltaic (PV) equipment to the Clinical Services Building, Cardiac Building, Wards, Education Centre and Nightingale Building

Address: Wythenshawe Hospital, Floats Road, Manchester, M23 9LT

Ward(s): Baguley Ward

Applicant: Miss Heidi Habbijam Centrica Business Services Edison House,
Daniel Adamson Road, Salford, M50 1DT,

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

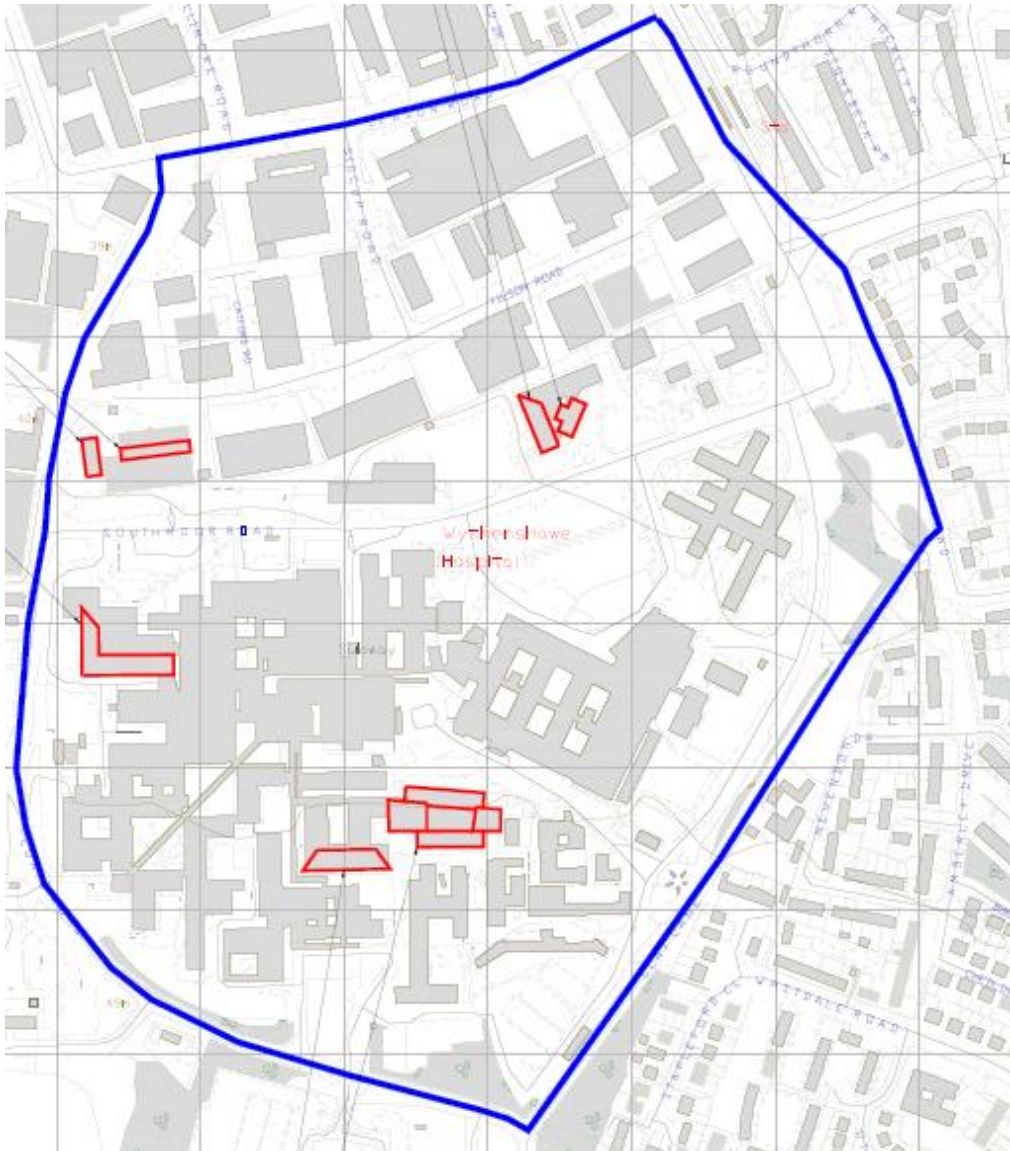
Date of recommendation: 6 May 2022

Application details

Type of application: Prior approval - PV to non-dwelling
Development type: Notifications
Date of site visit: 14 April 2022
Standard consultations: Printed: 9 March 2022 Expired: 30 March 2022
Neighbour notifications: No neighbour notifications have been printed and sent.
Site notice: Posted: 14 April 2022 Expired: 5 May 2022
Press advert: No press advert had been published
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site relates to 5no. clusters of buildings distributed across the hospital campus.



The application buildings are all 2-storey between 7 and 18 metres high and comprise of the Cardiac Building, Clinical Sciences Building, Nightingale Centre, Education & Research Centre and Wards F12-F16.

Description of area

The hospital complex is located to the south of Roundthorn Business Park and is surrounded by:

- Industrial/commercial sites to the north and west;
- The Jurassic hospital staff car park to the south; and
- Residential dwellings to the east.

Floates Rd borders the hospital complex to the west and south, and Southmoor Rd passes through the site.

Description of development

The proposed development comprises the installation of roof-mounted solar PV modules, fixed across each building's roof surfaces to form arrays. The proposal indicates that Trina TSM-DE08M.08 (II) (375 Watt) solar PV panels will be utilised across the above campus buildings.

The PV module orientation and inclination per array per building, as well as building heights above ground are set out in the Glint and Glare Assessment which accompanies this application.

Planning History

The application is a re-submission of application Ref: 132669/LP/2022 which was withdrawn based on being submitted on the wrong application form.

Consultations & Notification Responses

Highway Services

The proposed equipment is contained within the private boundary of the Wythenshawe Hospital 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.

There are no objections from the Highways Team.

Environmental Health

No comments to make.

Issues

Wythenshawe Hospital is seeking the Prior Approval of the Local Planning Authority for the installation of Solar Photovoltaics (PV) equipment on the roofs of a cluster of 5no. buildings across the hospital campus. The array of panels and their projected collective generation capacity is anticipated to be circa 569.5kWp, distributed as follows:

- Clinical Sciences Building (89.08 kWp)
- Cardiac Building (161.84 kWp)
- Education & Research Centre (143.14 kWp)
- Nightingale Centre (114.24 kWp)
- Wards F12-16 (61.2 kWp)

The proposal supports the planning requirements associated with the ongoing development of the hospital portfolio of buildings. More broadly, the proposal supports the national aim of

achieving net zero carbon by 2050 as set out in the government's Net Zero Strategy: Build Back Greener (2021), the Manchester Climate Change Framework 2020-2025 (2020) and the general aims of Chapter 14 of the National Planning Policy Framework (2021 – 'Meeting the challenge of climate change, flooding and coastal change').

Assessment

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.

Each solar panel has the following dimensions:

- 1763mm L
- 1040mm W
- 35mm D

No part of the installation would protrude more than 0.2 metres beyond the plane of each roof slope when measured from the perpendicular with the external surface of each roof slope, and the highest part of the solar PV equipment would be no higher than 1 metre above the highest part of any roof.

The proposed equipment is to be installed entirely within the parameters of each roof and no part of any installation will lie within 1 metre of the external edge of any roof.

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

The solar PV equipment proposes to be sited to minimise its effect on the external appearance of buildings within the hospital campus and the amenity of the surrounding area and can be removed 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 solar PV material has been assessed for the effects of glint and glare on aviation infrastructure including Manchester Airport and the Wythenshawe Hospital heliport, together with road, rail and residential impacts. It concludes that the solar arrays have low risk of glare for road, rail and aviation infrastructure at Manchester Airport and a low impact at the nearest residential receptors.

The impact on the hospital heliport is assessed as 'medium risk'. This was the same conclusion reached in the Glint and Glare Assessment submitted with application 132669/LP/2022 for which the Manchester Airports Group had no objection.

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

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

The proposed development raises no adverse issues in respect of external appearance, glare affecting road, rail and aviation infrastructure, residential occupiers 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 the 4th of March 2022:

Application Form

Location Plan - Solar PV – Planning Drawing Ref: 43218-CBS-SW-RF-DR-M-4201 Rev P.1

PV Layout on Roof - Cardiac Building Ref: 43218-CBS-XX-RF-DR-M-4201 Rev P0.1

PV Layout on Roof - Clinical Services Building Ref: 43218-CBS-XX-RF-DR-M-4202 Rev P0.1

PV Layout on Roof - Education Centre & Wards Ref: 43218-CBS-XX-RF-DR-M-4203 Rev P0.1

PV Layout on Roof - Nightingale Centre Ref: 43218-CBS-XX-RF-DR-M-4204 P0.2

Glint and Glare Assessment provided by Mabbett & Associates Ltd. Project Ref: 310552, Dated: 7 December 2021 (Rev 01)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH