



Paul Butler Associates

Planning, Development & Heritage Consultants

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Julie Roscoe
Head of Planning
Planning Manchester City Council
Town Hall Extension
Albert Square
M60 2LA

21.1679

Dear Julie

Queens Road Metrolink Depot, Queens Road, Cheetham Hill, Manchester, M8 0RY

Application for prior notification of proposed solar panels - Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 14, Class J

Introduction

On behalf of my client, Jamieson Contracting, please find an application for 'prior determination as to whether the prior approval of the authority will be required as to the design or external appearance' of a proposed solar panel scheme at the above location. The proposed scheme comprises the installation of 3no. roof mounted solar arrays totalling 109.88kWp.

Site Location

Queens Road Metrolink Depot is accessed from Queens Road to the north and lies immediately to the south of Queens Road Metrolink Station. To the east is the Irish World Heritage Centre. Beyond to the north is housing. The application relates to three depot buildings which have metal clad elevations and roofs. The depot buildings are not nationally listed or locally listed. The site is not in a Conservation Area. No specific land use designations have been identified which relate to the premises. Figure 1 below identifies the site location.



Figure 1: Aerial view of the Queens Road Metrolink Depot.

The Context

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.

The Proposals

There are no existing solar PV installations at the site. The proposal is to install roof mounted solar arrays on the roof of three depot buildings.

The Regulations

As per 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 proposals do not constitute 'microgeneration' solar PV equipment as power generation output exceeds 50kWp, however as the proposals do not exceed 1MW the proposals can therefore be considered under the Permitted Development regulations.

Accordance of Proposals with Regulations

The proposed scheme has been reviewed in the context of the Regulations set out above. The scheme can be considered as 'permitted development' for the following reasons:

- The solar PV equipment would be installed on a pitched roof but 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 (inverters will be located internally).
- The solar PV 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 will not exceed 1 megawatt.
- The solar PV equipment will be removed as soon as reasonably practicable when no longer needed.
- The proposed panels will not result in any impact in terms of glare on occupiers of neighbouring land (refer to submitted Glint & Glare Assessment).

The Submission

The following information has been submitted in support of the application:

- Completed Prior Notification Application Form prepared by Paul Butler Associates.
- Covering letter prepared by Paul Butler Associates (ref 21.1679)
- Drawing QRD1002-TGM-QRD-MW-XX-N-PLA-0003 Rev P2 'Site Location Plan'.
- Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0001 Rev P3 'Proposed PV Layout'.

- Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0004 Rev P1 'Proposed PV Layout Office Building'.
- Drawing 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.

The application fee (£96) will be paid shortly after submission by Jamieson Contracting. I look forward to receiving confirmation that this application has been registered and validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Principal Planner