

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131577/P14J/2021

Date registered valid: 10 September 2021

Proposal: Notification for Prior Approval for the installation of 33 solar PV panels to pitched roof and 71 solar PV Panels to flat roofs.

Address: Z- Arts Centre, 335 Stretford Road, Manchester, M15 5ZA

Ward(s): Hulme Ward

Applicant: Aidan Watson, Manchester City Council, Level 8, Town Hall Extension, Lloyd Street, Manchester, M2 5HD

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 October 2021

Application details

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

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 September 2021 Expired: 11 October 2021

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to the Z Arts centre located on Stretford Road in Hulme. The centre is a three storey Edwardian era building with stone detailing at ground floor and red brick above with stone dressing and cills to windows constructed around 1911. It is a substantial building that is adjoined on both sides by modern mixed residential/commercial buildings.

Description of development

The proposals seek the prior approval of the Council for the installation of PV solar array to the roof top of the building due to the varying types of roof some elements of the array would be mounted on a pitched roof whilst other elements would be sited on a flat roof system.

Consultations & Notification Responses

Local residents were notified of the proposals no responses were received.

Issues

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to the installation or alteration etc of solar equipment on non-domestic premises. This allows 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.

J.1 Development is not permitted by Class J if—

(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 applicant has confirmed the element of PV panels on the pitch roof will not protrude more than 0.2m

(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);

Complies - The applicant has confirmed that the equipment would not be higher than 1 metre above the highest part of the roof.

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

Complies - The submitted drawings show that the equipment would not be within 1 metre of the external edge of the roof.

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

Complies - The site is not within on article 2(3) land.

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies - The site is not designated as a scheduled monument.

(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.

Complies - The building is not listed.

The applicant has also confirmed that the installation would not generate more than 1 megawatt of electricity which is also a condition of meeting class J of Part 14.

The solar PV equipment has been sited so as to minimise its effect on the external appearance of the building and the amenity of the area. In addition it is not considered that the installation would give rise to impacts in respect of glare on occupiers of neighbouring land.

As a result the application proposals meet the requirement of Class J of Part 14, schedule 2 of the General Permitted Development Order 2015 as amended.

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

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 submitted as part of planning application referenced 131577/P14J/2021:

-Planning Application Form

-Site location plan

-Solar PV Technical Submission Rev C - By Greenbridge Renewables 01.07.2021 including the following:

Drawings

01 RevF - Solar PV Layout

02 RevB - Proposed Inverter Arrangement Layout

03 RevB - Proposed Electrical Schematic

Solis Project Report

Proposed Bauder Plan RevA

Datasheets

JA Solar 410W Solar PV Panel

Solis 12kW Inverter Datasheet

Solis 30kW Inverter Datasheet

Bauder Flat Roof Mounting System

Sunfixings In Roof Pitched Mounting System

As received by the City Council as Local Planning Authority on 3rd September 2021.

JA Solar Low reflection modules as received by the City Council as Local Planning Authority on 10th September 2021.

Appendix 1 – List of consultees & neighbours notified

11 Halston Street, Manchester, M15 5TD
4 Ancroft Street, Manchester, M15 5JW
12 Halston Street, Manchester, M15 5TD
23 Ancroft Street, Manchester, M15 5JW
25 Ancroft Street, Manchester, M15 5JW
29 Ancroft Street, Manchester, M15 5JW
27 Ancroft Street, Manchester, M15 5JW
57 Ellis Street, Manchester, M15 5TA
333 Stretford Road, Manchester, M15 4AY
5B Dearden Street, Manchester, M15 5LZ
5A Dearden Street, Manchester, M15 5LZ
5C Dearden Street, Manchester, M15 5LZ
5 Dearden Street, Manchester, M15 5LZ
3C Dearden Street, Manchester, M15 5LZ
3B Dearden Street, Manchester, M15 5LZ
3A Dearden Street, Manchester, M15 5LZ
3 Dearden Street, Manchester, M15 5LZ
1C Dearden Street, Manchester, M15 5LZ
1B Dearden Street, Manchester, M15 5LZ
1A Dearden Street, Manchester, M15 5LZ
1 Dearden Street, Manchester, M15 5LZ
71 Ellis Street, Manchester, M15 5TA
65 Ellis Street, Manchester, M15 5TA
59 Ellis Street, Manchester, M15 5TA
49 Ellis Street, Manchester, M15 5TA
43 Ellis Street, Manchester, M15 5TA
37 Ellis Street, Manchester, M15 5TA
31 Ellis Street, Manchester, M15 5TA
25 Ellis Street, Manchester, M15 5TA
69 Ellis Street, Manchester, M15 5TA
67 Ellis Street, Manchester, M15 5TA
63 Ellis Street, Manchester, M15 5TA
61 Ellis Street, Manchester, M15 5TA
55 Ellis Street, Manchester, M15 5TA
53 Ellis Street, Manchester, M15 5TA
51 Ellis Street, Manchester, M15 5TA
47 Ellis Street, Manchester, M15 5TA
45 Ellis Street, Manchester, M15 5TA
41 Ellis Street, Manchester, M15 5TA
39 Ellis Street, Manchester, M15 5TA
35 Ellis Street, Manchester, M15 5TA
33 Ellis Street, Manchester, M15 5TA
29 Ellis Street, Manchester, M15 5TA
27 Ellis Street, Manchester, M15 5TA
23 Ellis Street, Manchester, M15 5TA
21 Ellis Street, Manchester, M15 5TA
21 Ancroft Street, Manchester, M15 5JW
19 Ancroft Street, Manchester, M15 5JW

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 Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH