



Paul Butler Associates

Planning, Development & Heritage Consultants

28 May 2021

Mrs Julie Roscoe
Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

21.1557/Sharp/ljr01dt

Dear Julie,

Sharp Project Media Centre, Thorp Rd, Manchester, M40 5BJ

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, Ameresco Limited, 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 solar panels to the roof of the Sharp Project Media Centre.

Site Location

The Sharp Project Media Centre resides in a building which was formerly an old Sharp TV warehouse and has been converted to house approximately 70 tenanted office units for digital businesses. The building has approximately 50,000 sq ft of space dedicated to TV and film production. This includes four production stages and 4 green screen studios ranging from 453 sq ft to 28,000 sq ft for film, television, commercial and green screen production. The site spans approximately 18,580m² and is open 7 days a week from 06:00 to 22:00hrs. This application proposes works to the former datacentre, a white metal clad building constructed above a red brick base and to an extension at the rear of the complex (Refer to photographs in Appendix 1). The building is not nationally listed or locally listed. The building is not in a Conservation Area. No specific land use designations have been identified which relate to the premises.

The Context

Greater Manchester has been awarded over £78m in Central Government funding to support energy efficiency upgrades to more than 150 public buildings across the city-region, helping to cut emissions and create new jobs.

The award was the result of a successful bid from Greater Manchester Combined Authority (GMCA) and 14 other partners to the Government's Public Sector Decarbonisation Scheme.

Buildings and organisations across the public estate set to benefit from retrofitting measures include Manchester University NHS Foundation Trust, Greater Manchester Fire and Rescue Service, Transport for Greater Manchester, Greater Manchester Police, the Royal Northern College of Music, the National Cycling Centre, and facilities including leisure centres, schools, and offices.

The measures will include the installation of air source heat pumps for heating, solar panels to generate and create electricity, insulation and LED lighting to improve energy efficiency, and energy monitoring and control systems to ensure these public facilities can accurately measure their energy usage.

The subject application proposal forms a discrete part of this wider initiative and aims to deliver solar pv energy thereby helping to lead the carbon neutral agenda in Manchester. The proposed retro-fitting of solar panels to existing buildings will produce more renewable energy and offer an opportunity to immediately cut emissions.

In total, these 150 projects are expected to support the creation or safeguarding of around 2,000 jobs throughout the city-region, and will support the goals of Greater Manchester's Five Year Environment Plan, including becoming carbon neutral by 2038 – 12 years ahead of the national target.

The Proposals

A Phase 1 solar installation is currently being installed under a previous initiative and involves the construction of new solar capacity at the site. Phase 1 is expected to provide an 'existing' capacity of 582.30kWp after which the Phase 2 solar installation works proposed by this application will commence. Phase 2 proposes 607 PV panels, each 450Wp giving a peak capacity of 273.15KWp on the shallow pitched roof of the former datacentre and on the flat roof of the rear extension adjacent to the rear service yard as shown on the submitted proposals plan. The former data centre roof has parapet walls around the perimeter which exceed the height of the solar panels, therefore the panels will not be visible at ground level, and elevational views of the buildings will not be affected. The same is understood to apply to the rear extension.

Building	Panels (Wp)	No of Panels	Power Generation (kWp)
Existing Array (Phase 1)	N/a	N/a	582.30
Proposed Array (Phase 2) Former data centre roof	450	500	225.00
Proposed Array (Phase 2) Extension roof adjacent rear yard	450	107	48.15
Total			855.45

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. The proposals can however be considered under the Permitted Development regulations, as the collective power output does not exceed 1MW.

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:

- Part of the installation would be on shallow pitched roofs and part of the installation would be on a flat roof. With regard to the solar PV equipment to be installed on the shallow pitched roof 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. With regard to the solar PV equipment to be installed on the flat roof 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.
- 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 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. It will sit below the existing parapets and will not be visible from ground level.
- 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.

The Submission

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

- Completed Prior Notification Application Form dated 28 May 2021 prepared by Paul Butler Associates.
- 01 Covering letter prepared by Paul Butler Associates: Ref 21.1557/Sharp/ljr01dt.
- 02 Site Location Plan: Sharp Project Red Line Location Plan.

- 03 Existing Roof Plan: Sharp Project Phase 2 - 006 - EXISTING ROOF PLAN – Rev1.
- 04 Proposed Roof Plan: Sharp Project Phase 2 - 001 - PROPOSAL PLAN - Rev3.
- 05 Longi Solar Panel Datasheets.
- 06 K2 Solar Panel Support Mount Datasheets.
- 07 Solis Inverter Datasheets.
- 08 Indicative Site Construction Plan: Sharp Project Phase 2 - 005 - SOLAR PV INDICATIVE CONSTRUCTION PLAN - Rev3

The application fee (£96) will be paid shortly after submission by Ameresco. 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



David Tye BSc MTPI MRTPI
Director

CC Dipak Shah, Akash Vadher & Liam Pech (Ameresco Ltd)
Philip Owen (Zero Carbon Estate, Programme Manager, Manchester City Council)

Appendix A - Site Photographs



Sharp Project from Oldham Road looking north



Sharp Project from Oldham Road looking west