



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/Wythenshawe/ljr01dt

Dear Julie,

Wythenshawe Forum, Simonsway, Wythenshawe, Manchester, M22 5RX

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 Wythenshawe Forum.

Site Location

The Wythenshawe Forum is a multi-use/multipurpose building which was built in the early 1970's which provides a range of services to the residents of Wythenshawe (Refer to photographs in Appendix 1). The building was fully refurbished in 2003 with new heating, lighting and extra external cladding. The three-storey facility is constructed in concrete frame, brickwork, external cladding and metal roof. The building houses a Wet Leisure Centre including 2 swimming pools (10x9m and 25x12.5m), Library, Nursery, Café, Adult Education Centre (MAES), Job Centre+ along with some small retail units. The site lies within the designated boundary of Wythenshawe District Centre as defined in the Manchester development plan where retail and complementary community facilities are encouraged to be located. The building is not nationally listed or locally listed. The building is not in a Conservation Area. No specific land use designations were 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

The existing building has PV capacity of 150.88kWp. The proposal is to install an additional capacity of 316 PV panels, each 450Wp giving a peak capacity of 142.2kWp. The installation is proposed to be mounted on multiple roofs of the complex which are shallow sloping and as shown on the submitted proposals plan. The majority of the application area is screened from public view although some parts of the installation may be visible from the car parking area but would not be prominent. Since the majority of the panel installations will not be visible at ground level, and those which are will not be prominent, elevational views of the building will remain largely unchanged.

Building		Panels (Wp)	No of Panels	Power Generation (kWp)
Existing	Array (Phase 1)	N/a	N/a	150.88
	Proposed Array (Phase 2)	450	316	142.20
Total				293.08

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:

- The solar PV equipment would be installed on shallow sloping pitched roofs but no part of the installation would protrude more than 0.2 metres beyond the plane of any roof slope when measured from the perpendicular with the external surface of the roof slope. 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. The majority of the application area is screened from public view although some parts of the installation may be visible from the car parking area but would not be prominent. Elevational views of the building will remain largely unchanged.
- 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/Wythenshawe/ljr01dt
- 02 Site Location Plan: Wythenshawe Forum Red Line Location Plan prepared by Absolute.
- 03 Existing Roof Plan: Wythenshawe Phase 2 - 006 - EXISTING ROOF PLAN - Rev1 prepared by Absolute.
- 04 Proposed Roof Plan: Wythenshawe Phase 2 - 001 - PROPOSAL PLAN - Rev2 Rev1 prepared by Absolute.
- 05 JASolar Solar Panel Datasheets.

- 06 Bauder Solar Panel Support Mount Datasheets.
- 07 Solis Inverter Datasheets.
- 08 Indicative Site Construction Plan: Wythenshawe Phase 2 - 002 - INDICATIVE CONSTRUCTION PLAN - Rev2 prepared by Absolute.

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

A handwritten signature in black ink that reads "David Tye". The signature is written in a cursive, slightly slanted style.

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



Wythenshawe Forum aerial view looking east



Wythenshawe Forum from car park looking east