MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 353

Suffix:

Property Name: The Royals

Address Line 1: Altrincham Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M22 4BJ

Description of site location must be completed if postcode is not known:

Easting (x): 382297

Northing (y): 389153

Description

Applicant Details

Name/Company

Title

First name

Surname

RR UK (SOUTH) LIMITED

Company Name

Address

Address line 1

353 The Royals Altrincham Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M22 4BJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Justin

Surname

Scott

Company Name

Sunbird Solar Solutions (UK) Limited

Address

Address line 1

Parkshot House

Address line 2

5 Kew Road

Address line 3

Town/City

Richmond

County

Country

United Kingdom

Postcode

TW9 2PR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

- [x] Flat
- [ ] Pitched

Would any part of the solar photovoltaic equipment be higher than 1 metre above the highest part of the roof (excluding any chimney)?

- [ ] Yes
- [x] No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

- [ ] Yes
- [x] No

Would the total electrical generation capacity of all the equipment installed on the building under permitted development rights (previously and in this proposal) total no more than 50 kilowatts?

- [ ] Yes
- [x] No

Please note: This question was added to confirm proposals exceeded the 50 kilowatt ‘microgeneration’ threshold. A previous question on the total generation capacity exceeding 1 megawatt was removed after this limitation was lifted by government on 21 December 2023.

Would the solar photovoltaic equipment be installed on any part of the roof of a building that is:
• a scheduled monument (or the site contains one)
• a listed building (or within the curtilage of a listed building)

- [ ] Yes
- [x] No

Please note: This question was updated to remove reference to installation on roof slopes fronting highways on Article 2(3) land after this limitation was lifted by government on 21 December 2023.

Description of Proposed Works

Please describe the proposed development:

The proposed works is for the installation of a roof mounted solar PV system generating 127 kWp, comprising of 294 x Astro N5 435 Wp panels or similar.

Declaration

I/We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Justin Scott

Date

14/10/2025