

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143343/P14J/2025

Date registered valid: 2 July 2025

Proposal: Prior Approval for the installation of a 87.98 kWp solar photovoltaic (PV) array comprising 166 panels on 3 flat roof areas

Address: Divine Mercy RC Primary School, 20 Blue Moon Way, Manchester, M14 7SH

Ward(s): Moss Side Ward

Applicant: Dr Ali Abbas, Greater Manchester Community Renewables Ltd

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 July 2025

APPLICATION DETAILS

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

Development type: Notifications

Date of site visit: 10 July 2025

Standard consultations: Printed: 3 July 2025 Expired: 24 July 2025

Neighbour notifications: Printed: 3 July 2025 Expired: 24 July 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey purpose built primary school on Blue Moon Way. The school features one large horseshoe type flat roof building with hardstanding for playgrounds and parking.



Description of area

The proposal is in a mostly residential part of the Moss Side Ward of Manchester on the recently redeveloped former Manchester City Football Club site.

Description of development

Prior Approval for the installation of a 87.98 kWp solar photovoltaic (PV) array comprising 166 panels on 3 flat roof areas.

Solar PV Project – Prior Approval Planning Information

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PLANNING HISTORY

086871/VO/2008/S1

Description: CITY COUNCIL DEVELOPMENT for the erection of a two storey, two form entry Roman Catholic Primary School and associated outdoor play provision and parking to replace the existing Bishop Bilsborrow and St. Edwards schools.

Decision: Approved 21/08/2008

076455/OO/2005/S1

Description: A PART OUTLINE, PART FULL APPLICATION for a phased, mixed-use development comprising a total of 444 residential dwellings, of which 197 are houses and 247 are apartments (22 x 1 bedroom, 187 x 2 bedroom, 179 x 3 bedroom, 56 x 4 bedroom), a two form entry primary school with an associated 60-place day nursery, 1400 sq. m to accommodate a future NHS health facility, 750 sq. m of local shopping (retail classes A1-A2), and the creation of 475 car parking spaces in total together with landscaping and boundary treatment.

Decision: Approved 07/09/2007

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Aerodrome Safeguarding

Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of an informative.

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
 - Schedule 2
 - Part 14 - Renewable energy
 - Class J - installation or alteration etc of solar equipment on non-domestic premises
- [The town and country planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002](#)

Principle

The application is for prior approval where the principal of the development is set out in law. The City Council as LPA can assess the development against the conditions within the legislation as set out below.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Part 14, Class J

Development not permitted if –

J.1 Development is not permitted by Class J if—	Comments
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;	Not applicable

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);	The proposed will be installed on flat roofs and the solar PV equipment will not protrude more than 1 metre above the highest part of the roof (excluding any chimney).
c. the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	The solar PV equipment will not be installed within 1 metre of the external edge of that roof.
d. [Omitted 2023]	Not applicable
e. the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument	The solar PV equipment is not being installed on a site 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	the solar PV equipment is not being installed on a listed building

Conditions

J.4 Class J development is permitted subject to the following conditions	Comments
1. J.4—(1) Class J development is permitted subject to the following conditions— a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	The solar PV equipment is located on the main roof of two storey flat roof school building and has been sited, so far as practicable, to minimise its effect on the building and amenity of the area. A condition has been added to ensure removal when no longer required.
2. Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.	Application received 02 July 2025.
3. The application must be accompanied by— a) written description of the proposed development. b) a plan indicating the site and showing the proposed development. c) the developer's contact address; and d) the developer's email address if the developer is content to receive communications electronically. e) together with any fee required to be paid.	Application with required documents received 02 July 2025
4. The local planning authority may refuse an application where, in the opinion of the authority—	The application complies with the conditions limitations and restrictions as set out.

a) the proposed development does not comply with, or b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	
5. Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	Sub-paragraphs (6) and (8) applicable.
6. The local planning authority must give notice of the proposed development— a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which— i) describes the proposed development; ii) provides the address of the proposed development; iii) specifies the date by which representations are to be received by the local planning authority; or b) by serving a notice in that form on any adjoining owner or occupier.	Local residents were notified on 03 July 2025 expiring 24 July 2025. Manchester Airport Safeguarding were notified of the proposed development on 03 July 2025
7. The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application.	No further information required.
8. The local planning authority must, when determining an application— a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.	No public representations received. Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of an informative. The NPPF states how “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels)” Para 167. The proposed development aligns with the NPPF.
9. The development must not begin before the occurrence of one of the following— a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;	The decision notice forms the written notice giving prior approval.

b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.	
10. The development must be carried out— a) where prior approval is required, in accordance with the details approved by the local planning authority; b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing	Specified plan condition attached to decision for approval.
11. The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.	Relevant conditions attached to decision for approval.
12. When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded	Not applicable

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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.

CONCLUSION

The proposed installation of a solar photovoltaic array at Divine Mercy RC Primary School complies with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. The development is appropriately sited, raises no amenity or design concerns, and aligns with national policy objectives to support renewable energy and sustainability. As such, prior approval is granted subject to the conditions outlined.

RECOMMENDATION

1. Prior Approval

The proposed development raises no adverse issues in respect of external appearance, impact of glare on neighbouring properties 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 143250/P14J/2025:

a) Application Form	02 Jul 2025	APPLICATION FORM			
b) Drawing - Location Plan	02 Jul 2025				
c) Supporting Information	02 Jul 2025	PRIOR	APPROVAL	SUPPORTING	INFORMATION

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

1. Removal when no longer required

The solar PV equipment or solar thermal equipment will be removed as soon as reasonably practicable when no longer required.

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

INFORMATIVE(S)

1. Airport – Tall equipment

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

2. Airport – Bird hazard management

An increase in the population of certain species of birds in this area could increase the bird strike risk at Manchester Airport. Birds are attracted to the relative warmth, shelter and security afforded by photovoltaic panels. Therefore, the perimeter of the array should ideally be bird proofed or installed with minimal spacing between the roof and the array to prevent access to birds. Alternatively, the site owner should commit to monitoring the roof on a regular basis and take deterrence action should gulls, pigeons or corvids be attracted to the installation. Manchester Airport undertakes periodic checks of its surroundings to ensure that no installations create an increased bird strike risk, and the applicant is reminded of their obligations under the Air Navigation Order Part 10:240 & 241.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

114 Thornton Road, Manchester, M14 7WS

6 Citizens Place, Manchester, M14 7GS

1 Citizens Place, Manchester, M14 7GS
5 Citizens Place, Manchester, M14 7GS
3 Citizens Place, Manchester, M14 7GS
24 Blue Moon Way, Manchester, M14 7SH
26 Blue Moon Way, Manchester, M14 7SH
21 Blue Moon Way, Manchester, M14 7SH
33 Blue Moon Way, Manchester, M14 7GR
27 Blue Moon Way, Manchester, M14 7GR
29 Blue Moon Way, Manchester, M14 7GR
23 Blue Moon Way, Manchester, M14 7SH
25 Blue Moon Way, Manchester, M14 7SH
4 Citizens Place, Manchester, M14 7GS
2 Citizens Place, Manchester, M14 7GS
22 Blue Moon Way, Manchester, M14 7SH
19 Blue Moon Way, Manchester, M14 7SH
37 Blue Moon Way, Manchester, M14 7GR
31 Blue Moon Way, Manchester, M14 7GR
16 Blue Moon Way, Manchester, M14 7SH
14 Blue Moon Way, Manchester, M14 7SH
12 Blue Moon Way, Manchester, M14 7SH
138 Thornton Road, Manchester, M14 7WS
132 Thornton Road, Manchester, M14 7WS
126 Thornton Road, Manchester, M14 7WS
112 Thornton Road, Manchester, M14 7WS
106 Thornton Road, Manchester, M14 7WS
96 Thornton Road, Manchester, M14 7WS
90 Thornton Road, Manchester, M14 7WS
84 Thornton Road, Manchester, M14 7WS
35 Blue Moon Way, Manchester, M14 7GR
41 Blue Moon Way, Manchester, M14 7GR
39 Blue Moon Way, Manchester, M14 7GR
78 Thornton Road, Manchester, M14 7WT
136 Thornton Road, Manchester, M14 7WS
118 Thornton Road, Manchester, M14 7WS

100 Thornton Road, Manchester, M14 7WS
134 Thornton Road, Manchester, M14 7WS
130 Thornton Road, Manchester, M14 7WS
128 Thornton Road, Manchester, M14 7WS
124 Thornton Road, Manchester, M14 7WS
122 Thornton Road, Manchester, M14 7WS
120 Thornton Road, Manchester, M14 7WS
116 Thornton Road, Manchester, M14 7WS
110 Thornton Road, Manchester, M14 7WS
108 Thornton Road, Manchester, M14 7WS
104 Thornton Road, Manchester, M14 7WS
102 Thornton Road, Manchester, M14 7WS
80 Thornton Road, Manchester, M14 7WT
76 Thornton Road, Manchester, M14 7WT
74 Thornton Road, Manchester, M14 7WT
72 Thornton Road, Manchester, M14 7WT
98 Thornton Road, Manchester, M14 7WS
94 Thornton Road, Manchester, M14 7WS
92 Thornton Road, Manchester, M14 7WS
88 Thornton Road, Manchester, M14 7WS
86 Thornton Road, Manchester, M14 7WS
82 Thornton Road, Manchester, M14 7WS

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA