

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143624/P14J/2025

Date registered valid: 1 August 2025

Proposal: Prior approval for the Installation of roof mounted Solar PV, with a maximum kWp of 227.24.

Address: East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS

Ward(s): Ancoats & Beswick Ward

Applicant: The East Manchester Academy

Agent (if any): Ms Sara Garcia Barker Associates

Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11/09/2025

Application details

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

Development type: Notifications

Date of site visit: 14 August 2025

Standard consultations:

Printed: 5 August 2025 Expired: 27 August 2025

Neighbour notifications

Printed: 5 August 2025 Expired: 27 August 2025

Site notice

Posted: 14 August 2025 Expired: 05 September 2025

Press advert

Published: 19 August 2025 Expired: 3 September 2025

Published: 12 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The East Manchester Academy is comprised of a glazed 3 storey building connecting 3no buildings that are splayed, varying between 2-4 storeys in height and exhibit dark brickwork elevations. Each of the 3no. main buildings features a section of flat roof behind a parapet.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The East Manchester Academy School is situated on the highway junction of Grey Mare Lane and Albert Street in Beswick. The immediate surrounding uses are predominantly residential with some offices and individual shop units.

Description of development

The application seeks prior approval for the installation of PV solar panels to the rooftop.

The PV panels are proposed to be placed on the flat sections of the main splayed buildings. 494 no. PV panels are proposed to be placed across the three roofs.

Consultations & Notification Responses

Publicity:

Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Highway Services:

No objection.

Manchester Airport Safeguarding Officer:

No objection.

Helipad:

No response received within the statutory period to the consultation request.

Issues

Relevant Legislation and the Principle of Development:

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 application form confirms that where PV equipment would be installed on a pitched roof, it would not protrude more than 0.2 metres beyond the plane of the roof slope.

(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 application form confirms that where PV equipment would be installed on a flat roof, the equipment would not be higher than 600mm 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 or 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 or on a building within the curtilage of a listed building.

J.2 Development is not permitted to Class J(a) or (b) if –

a) The solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall.

Complies - The PV equipment would not be installed on a wall.

b) The solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building.

Complies - The PV equipment would not be installed on a wall.

c) In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

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

Conclusion

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.

It is not considered necessary to condition the Construction Management Plan requested by Highways consultees.

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.

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 143624/P14J/2025, received by Manchester City Council as the Local Planning Authority on 01 August 2025:

Location Plan

NZAP-BA-ZZ-ZZ-DR-E-0001 PL1

NZAP-BA-ZZ-ZZ-DR-E-0002 PL1

NZAP-BA-ZZ-ZZ-DR-E-0003 PL1

Designer Report

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Highway Services
Helipad Manager

St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
52 Metcombe Way, Manchester, M11 3BY
22 Barmouth Street, Manchester, M11 3BZ
14 Overlinks Road, Manchester, M11 3DD
Room 10, Independence House, 120 Barmouth Street, Manchester, M11 3TB
13 Jobling Street, Manchester, M11 3TA
11 Jobling Street, Manchester, M11 3TA
8 Banner Walk, Manchester, M11 3TD
40 Albert Street, Manchester, M11 3SU
28 Metcombe Way, Manchester, M11 3BY
4 Randall Walk, Manchester, M11 3UT
6 Randall Walk, Manchester, M11 3UT
20 Woodvale Walk, Manchester, M11 3TU
3 Limetree Walk, Manchester, M11 3UW
40 Metcombe Way, Manchester, M11 3BY
18 Overlinks Road, Manchester, M11 3DD
Room 8, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 6, Independence House, 120 Barmouth Street, Manchester, M11 3TB
5 Jobling Street, Manchester, M11 3TA
1 Jobling Street, Manchester, M11 3TA
Room 1, Independence House, 120 Barmouth Street, Manchester, M11 3TB
44 Albert Street, Manchester, M11 3SU
32 Metcombe Way, Manchester, M11 3BY
27 Jobling Street, Manchester, M11 3TA
21 Jobling Street, Manchester, M11 3TA
31 Jobling Street, Manchester, M11 3TA
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS
4 Overlinks Road, Manchester, M11 3DD
56 Metcombe Way, Manchester, M11 3BY
46 Metcombe Way, Manchester, M11 3BY
44 Metcombe Way, Manchester, M11 3BY
16 Overlinks Road, Manchester, M11 3DD
Room 15, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 9, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 13, Independence House, 120 Barmouth Street, Manchester, M11 3TB
12 Woodvale Walk, Manchester, M11 3TU
10 Woodvale Walk, Manchester, M11 3TU
50 Albert Street, Manchester, M11 3SU
48 Albert Street, Manchester, M11 3SU
36 Metcombe Way, Manchester, M11 3BY
1 Limetree Walk, Manchester, M11 3UW
28 Sarah Street, Manchester, M11 3TP
52 Albert Street, Manchester, M11 3SU
16 Woodvale Walk, Manchester, M11 3TU
22 Woodvale Walk, Manchester, M11 3TU
2 Overlinks Road, Manchester, M11 3DD
54 Metcombe Way, Manchester, M11 3BY
16 Barmouth Street, Manchester, M11 3BZ

12 Overlinks Road, Manchester, M11 3DD
10 Overlinks Road, Manchester, M11 3DD
9 Jobling Street, Manchester, M11 3TA
Room 14, Independence House, 120 Barmouth Street, Manchester, M11 3TB
4 Banner Walk, Manchester, M11 3TD
30 Metcombe Way, Manchester, M11 3BY
26 Metcombe Way, Manchester, M11 3BY
24 Metcombe Way, Manchester, M11 3BY
22 Metcombe Way, Manchester, M11 3BY
58 Albert Street, Manchester, M11 3SU
15 Jobling Street, Manchester, M11 3TA
2 Randall Walk, Manchester, M11 3UT
Resurrection And St Barnabas Church, 1A Albert Street, Manchester, M11 3AS
29 Jobling Street, Manchester, M11 3TA
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
58 Metcombe Way, Manchester, M11 3BY
18 Barmouth Street, Manchester, M11 3BZ
6 Overlinks Road, Manchester, M11 3DD
Room 4, Independence House, 120 Barmouth Street, Manchester, M11 3TB
6 Banner Walk, Manchester, M11 3TD
42 Albert Street, Manchester, M11 3SU
60 Albert Street, Manchester, M11 3SU
19 Jobling Street, Manchester, M11 3TA
3 Digby Walk, Manchester, M11 3US
42 Metcombe Way, Manchester, M11 3BY
8 Overlinks Road, Manchester, M11 3DD
Room 2, Independence House, 120 Barmouth Street, Manchester, M11 3TB
45 Sarah Street, Manchester, M11 3TP
7 Jobling Street, Manchester, M11 3TA
3 Jobling Street, Manchester, M11 3TA
Room 7, Independence House, 120 Barmouth Street, Manchester, M11 3TB
49 Sarah Street, Manchester, M11 3TP
46 Albert Street, Manchester, M11 3SU
34 Metcombe Way, Manchester, M11 3BY
25 Jobling Street, Manchester, M11 3TA
56 Albert Street, Manchester, M11 3SU
14 Woodvale Walk, Manchester, M11 3TU
80 Grey Mare Lane, Manchester, M11 3DS
20 Metcombe Way, Manchester, M11 3BY
50 Metcombe Way, Manchester, M11 3BY
20 Barmouth Street, Manchester, M11 3BZ
Room 12, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Room 11, Independence House, 120 Barmouth Street, Manchester, M11 3TB
26 Sarah Street, Manchester, M11 3TP
17 Jobling Street, Manchester, M11 3TA
13A Jobling Street, Manchester, M11 3TA
18 Woodvale Walk, Manchester, M11 3TU
48 Metcombe Way, Manchester, M11 3BY
38 Metcombe Way, Manchester, M11 3BY
Room 5, Independence House, 120 Barmouth Street, Manchester, M11 3TB
47 Sarah Street, Manchester, M11 3TP
Room 3, Independence House, 120 Barmouth Street, Manchester, M11 3TB
Independence House, 120 Barmouth Street, Manchester, M11 3TB
62 Albert Street, Manchester, M11 3SU

23 Jobling Street, Manchester, M11 3TA
54 Albert Street, Manchester, M11 3SU
1 Digby Walk, Manchester, M11 3US
St Brigids Roman Catholic Church, 183 Grey Mare Lane, Manchester, M11 3DR

Appendix 2 – Planning constraints

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

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Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL

Area Team Boundary - Name: NORTH AREA