

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143136/P14J/2025

Date registered valid: 6 June 2025

Proposal: Prior Approval for installation of roof mounted photo voltaic panels

Address: Unity Community Primary School, 41 Allesley Drive, Manchester, M7 4YE

Ward(s): Cheetham Ward

Applicant: Jenna Simister Big Life Academy

Agent (if any): Mr Paul Carter NPS Energy Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 July 2025

Application details

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

Development type: Notifications

Date of site visit: 19 June 2025

Standard consultations:

Printed: 10 June 2025 Expired: 1 July 2025

Neighbour notifications

Printed: 10 June 2025 Expired: 1 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Unity Community Primary School within the north Manchester ward of Cheetham. The school is accessed from Allesley Drive and has a mixed school building- a 1990s brick-built building and a more recent grey aluminium cladded extension. There are grassed play areas to the north, south and east of the school buildings. The School benefits from areas of soft and hard play, associated car parking and boundary treatment.

The application site for this application relates to the flat roof of the more recent grey aluminium cladded building (see planning reference: 110311/FO/2015/N1).

Description of area

The surrounding area is residential in nature. Further to the east sits the industrial area of Strangeways and further to the south of the applicant site sits Bury New Road.

Description of development

The application seeks prior approval for installation of roof mounted photo voltaic panels. The PV panels would be a 74.8 kWp installation consisting of 144 x 530W PV modules.

Planning History

141932/FO/2025- Creation of a Play Zone including floodlighting and landscaping.
Approved 19 March 2025.

140301/LP/2024- Insertion of window added to North East elevation.
Approved 23 August 2024.

128691/NMC/2020- Non material amendment to planning permission 124103/FO/2019 to allow elevational alterations and relocation of cycle store.
Approved 28 January 2021.

126647/NMC/2020- Non material amendment to planning permission 124103/FO/2019 to allow alteration to footprint of extension, site layout and roof design.
Approved 14 May 2020.

124103/FO/2019- Erection of single storey front extension to form additional nursery accommodation, two storey side extension to form additional school accommodation, creation of new car parking area and external play area.
Approved 27 August 2019.

122652/FO/2019- Erection of single storey extension to form additional nursery accommodation, two storey side extension to form additional school accommodation, creation of new car parking area and external play area.
Approved 15 April 2019.

113546/JO/2016- Variation of planning permission of conditions 2, 11, 12, 18 and 25 110311/FO/2015/N1 to allow elevational alterations, revisions to landscaping, boundary treatment, omission of entrance ramp to allow enlarged reception play area and allow phased installation of highway measures in line with the increase in capacity of the school.
Approved 31 October 2016.

110311/FO/2015/N1- Use of the former Cheetwood Community Centre together with a two-storey side extension including elevational alterations to existing building to facilitate the creation of a 420-pupil primary school (D1) with associated car parking, boundary treatment, creation of a grass pitch and multi-use games area (MUGA).
Approved 20 January 2016.

Further planning history exists prior to this date.

Consultations & Notification Responses

Local Residents

Local residents were consulted, but no responses were received.

Manchester Airport Safeguarding Officer

The Manchester Airport Safeguarding Officer confirmed they had no objection to the development. 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/>

Environmental Health

Environmental Health confirmed they had no comments to make on the application.

Issues

The proposal has been assessed to determine accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 Renewable Energy, Class J.

It is considered that the proposed installation of solar PV equipment on the roof of a building for a non-domestic property would be permitted development subject to the submission of a prior approval application to the local planning authority with the following criteria being met. An assessment of the submission is made against the criteria within Part 14 Renewable Energy, Class J:

J.1

(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;

This stipulation does not apply to the current application- the applicant site has a flat roof.

(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);

Within the submitted application form, the agent confirms the solar PV equipment would not be higher than 1 metre above the highest part of the roof. The submitted information shows that the equipment would protrude 450mm from the roof plane and so be below the 1 metre restriction.

(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;

Within the submitted application form, the agent confirmed no part of the solar photovoltaic equipment would come within 1 metre of the external edge of the roof. As shown within the submitted information, the solar panels would be beyond 1 metre for each edge of the roof (see Figure 1 below).

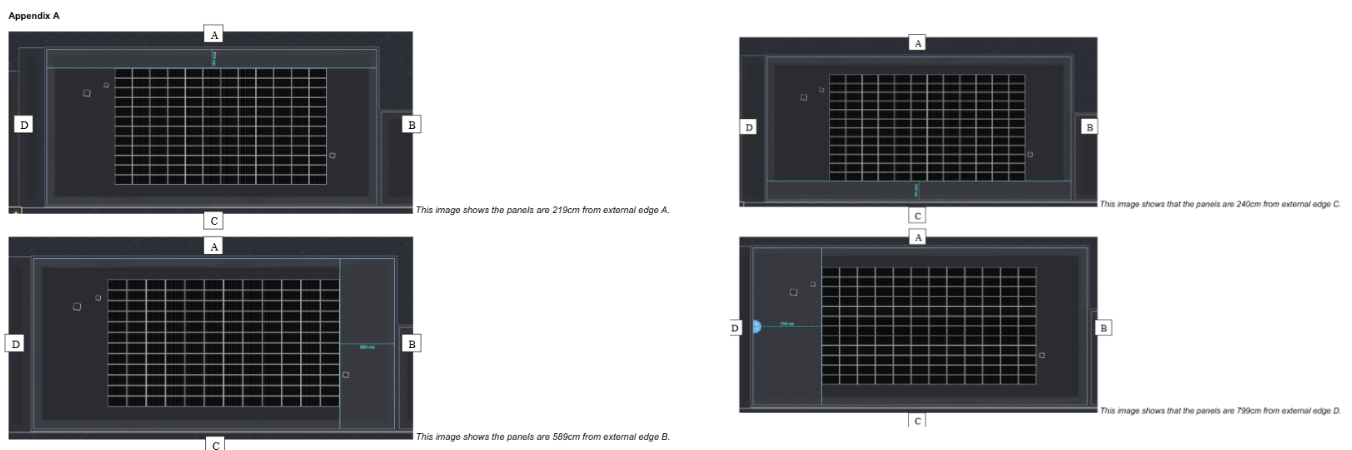


Figure 1, Distances of the solar equipment to the edge of the roof

(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;

The application site does not sit within 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

The application site is not within 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 applicant building is not a listed building nor does the building sit within the curtilage of a listed building.

J.2

Development is not permitted by 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;

(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; or

(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.

The proposal would not involve the insertion of PV equipment on a wall- the equipment would only be installed on the roof of the building.

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;

As the PV equipment would be sited on the roof of the building, the proposal would not be easily visible from the streetscene. The equipment would sit on a flat roof and the parapet of the existing roof would hide some extent of the equipment. Whilst the proposal may be visible further away from the surrounding streets, given the nature of the building as a school and surrounding residential context where PV equipment is common, the proposal is not considered to create an adverse feature. The siting of the PV panels on the flat roof as opposed to on the older pitched roof building at the School results in equipment less visible and so consideration has been given of where the equipment would be best placed to mitigate harm.

(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

No assessment on this criterion is required.

Conclusion

It is considered that the development would have a minimal impact on the related building area characterised by residential dwellings. The development would be permitted by the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 Renewable Energy, Class J. Given the comments of the Safeguarding Authority for Manchester Airport and height and location of the building, it is not considered that undue harm would be caused by glint and glare.

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

Article 35 Declaration

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, 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:

- Application Form, stamped as received by the City Council as Local Planning Authority on 6 June 2025.
- Supporting Information- NPS Solar Supporting Information V2, stamped as received by the City Council as Local Planning Authority on 10 July 2025.

Informatives

- 1) 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/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Environmental Health

42 Barrow Hill Road, Manchester, M8 8DB
Scout Hut, Allesley Drive, Manchester, M7 4YE
38 Barrow Hill Road, Manchester, M8 8DB
8A Glenville Road, Manchester, M8 8JD
41A Fairy Lane, Manchester, M8 8YE
43 Fairy Lane, Manchester, M8 8YE
37 Fairy Lane, Manchester, M8 8YE
29 Fairy Lane, Manchester, M8 8YE
40 Allesley Drive, Manchester, M7 4YE
34 Allesley Drive, Manchester, M7 4YE
28 Allesley Drive, Manchester, M7 4YE
24 Allesley Drive, Manchester, M7 4YE
18 Allesley Drive, Manchester, M7 4YE
12 Allesley Drive, Manchester, M7 4YE
1 Bromshill Drive, Manchester, M7 4YT
2 Colina Drive, Manchester, M7 4YQ
52 Barrow Hill Road, Manchester, M8 8DB
54A Barrow Hill Road, Manchester, M8 8DB
41 Fairy Lane, Manchester, M8 8YE
39 Fairy Lane, Manchester, M8 8YE
35 Fairy Lane, Manchester, M8 8YE
33 Fairy Lane, Manchester, M8 8YE
31 Fairy Lane, Manchester, M8 8YE
27 Fairy Lane, Manchester, M8 8YE
25 Fairy Lane, Manchester, M8 8YE
16 Glenville Road, Manchester, M8 8JD
12 Glenville Road, Manchester, M8 8JD
8 Glenville Road, Manchester, M8 8JD
2 Glenville Road, Manchester, M8 8JD
35 Rhine Drive, Manchester, M8 8YF
4 Glenville Road, Manchester, M8 8JD
14 Glenville Road, Manchester, M8 8JD
10 Glenville Road, Manchester, M8 8JD
6 Glenville Road, Manchester, M8 8JD
73 Barrow Hill Road, Manchester, M8 8DB
71 Barrow Hill Road, Manchester, M8 8DB
69 Barrow Hill Road, Manchester, M8 8DB
67 Barrow Hill Road, Manchester, M8 8DB
65 Barrow Hill Road, Manchester, M8 8DB
64 Barrow Hill Road, Manchester, M8 8DB
62 Barrow Hill Road, Manchester, M8 8DB
60 Barrow Hill Road, Manchester, M8 8DB
56 Barrow Hill Road, Manchester, M8 8DB
48 Barrow Hill Road, Manchester, M8 8DB
46 Barrow Hill Road, Manchester, M8 8DB
44 Barrow Hill Road, Manchester, M8 8DB
36 Barrow Hill Road, Manchester, M8 8DB
34 Barrow Hill Road, Manchester, M8 8DB
32 Barrow Hill Road, Manchester, M8 8DB

26 Barrow Hill Road, Manchester, M8 8DB
24 Barrow Hill Road, Manchester, M8 8DB
41 Venture Scout Way, Manchester, M8 8SY
39 Venture Scout Way, Manchester, M8 8SY
3 Venture Scout Way, Manchester, M8 8SY
1 Venture Scout Way, Manchester, M8 8SY
25 Barrow Hill Road, Manchester, M8 8DB
6 Colina Drive, Manchester, M7 4YQ
4 Colina Drive, Manchester, M7 4YQ
9 Unity Drive, Manchester, M7 4YJ
56 Allesley Drive, Manchester, M7 4YE
54 Allesley Drive, Manchester, M7 4YE
52 Allesley Drive, Manchester, M7 4YE
50 Allesley Drive, Manchester, M7 4YE
48 Allesley Drive, Manchester, M7 4YE
46 Allesley Drive, Manchester, M7 4YE
44 Allesley Drive, Manchester, M7 4YE
42 Allesley Drive, Manchester, M7 4YE
38 Allesley Drive, Manchester, M7 4YE
36 Allesley Drive, Manchester, M7 4YE
32 Allesley Drive, Manchester, M7 4YE
30 Allesley Drive, Manchester, M7 4YE
26 Allesley Drive, Manchester, M7 4YE
22 Allesley Drive, Manchester, M7 4YE
20 Allesley Drive, Manchester, M7 4YE
16 Allesley Drive, Manchester, M7 4YE
14 Allesley Drive, Manchester, M7 4YE
10 Allesley Drive, Manchester, M7 4YE
8 Allesley Drive, Manchester, M7 4YE
54 Barrow Hill Road, Manchester, M8 8DB
28 Barrow Hill Road, Manchester, M8 8DB
22 Barrow Hill Road, Manchester, M8 8DB
20 Barrow Hill Road, Manchester, M8 8DB
2 Bromshill Drive, Manchester, M7 4YT
58 Barrow Hill Road, Manchester, M8 8DB
50 Barrow Hill Road, Manchester, M8 8DB
40 Barrow Hill Road, Manchester, M8 8DB
30 Barrow Hill Road, Manchester, M8 8DB
2 Venture Scout Way, Manchester, M8 8SY

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
Historic Landfill Site 50m Buffer -
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA