

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142926/P14J/2025

Date registered valid: 12 May 2025

Proposal: Prior approval application for the installation of a rooftop solar array for a system comprising of 1,836 solar panels (450W) and for a total system size of 826.2kW

Address: THG Icon 2, 1-3 Sunbank Lane, Altrincham, WA15 0AF

Ward(s): Woodhouse Park Ward

Applicant: Mrs Celia Moore, Olympus Power

Agent (if any): Mrs Celia Moore, Olympus Power

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

Recommendation: Refused

Date of recommendation: 30 June 2025

APPLICATION DETAILS

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

Development type: Notifications

Date of site visit: 15 May 2025

Standard consultations: Printed: 14 May 2025 Expired: 5 June 2025

Neighbour notifications: No neighbour notifications have been printed and sent.

Site notice: Posted: 15 May 2025 Expired: 6 June 2025

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 is related to a large commercial warehouse premises on the Icon Industrial Estate on Sunbank Lane currently occupied by THG.

Description of area

The property is in a mostly commercial/industrial part of the Woodhouse Park ward of Manchester. To the Northeast is Manchester Airport. The M65 Motorways runs to the Northwest with the Green Belt Land to the South.

Description of development

Prior approval application for the installation of a rooftop solar array for a system comprising of 1,836 solar panels (450W) and for a total system size of 826.2kW

PLANNING HISTORY

134976/AO/2022

Description: Installation of 20no. illuminated totem signs and 13no. non-illuminated building and pole mounted traffic signs.

Decision: Approved 01/11/2022

124266/FO/2019

Description: Erection of a Class B8 warehouse (40,625m²) with ancillary office accommodation (2,241m²), service yards, surface car park for 382 vehicles, with associated landscaping and boundary treatments.

Decision: Approved 21/04/2020

129911/NMC/2021

Description: Non Material Amendment to planning permission 124266/FO/2019 to alter cladding to the elevations and add doors to the south east elevation, alter floorplan layouts and landscaping (retaining wall, service yard, splitter island, sprinkler tank compound and entrance steps/ramp)

Decision: Approved 23/04/2021

124264/FO/2019

Description: Erection of a Class B8 warehouse (34,861 m²) with ancillary office accommodation (2,112m²), service yards, surface car park for 330 vehicles, with associated landscaping and boundary treatments

Decision: Approved 20/04/2020

100263/OO/2012/S2

Description: Outline planning application for a World Logistic Hub comprising B8 logistic space with ancillary B1 office (131,000 m²) with ancillary amenity/retail space and landscaping and ecology mitigation area

Decision: Approved 22/11/2012

104469/JO/2013/S2

Description: Variation of planning conditions 3 and 17 to allow for changes in the heights of the logistic buildings approved in outline under reference 100263/OO/2012/S2

Decision: 17/04/2014

102344/THEDG/2013/S2

Description: Removal of hedgerows to facilitate construction of the World Logistic Hub, approved under reference 100263/OO/2012/S2 on 18th December 2012

Decision: No objection 21/08/2013

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Safeguarding

“We require further information and must issue a HOLDING OBJECTION until we are satisfied that these developments will not adversely impact aviation safety:

We have been in pre-application discussions with an agent on the site, the pre-application discussions resulted in various aerodrome safeguarding assessments being completed e.g. Glint and Glare Assessments and Bird Hazard Management Assessments. The output of the Glint and Glare Assessment was that PV arrays could only be installed upon certain roofs to avoid a glint and glare hazard to aviation. We require evidence that the proposed installations shall only commence upon the roofs identified as suitable within the Glint and Glare Assessment. Further, we require clarity with regards to the status of a BHMP for these installations”

Further information was not provided by the applicant in time and therefore the holding objection stands.

Publications

Site Notice

A public interest site notice was posted but no representations were 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 Manchester Core Strategy Development Plan Document 2012-2027](#)
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - 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;	On 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);	The solar PV equipment would be installed on a flat roof and would be no higher than 1m above the highest part of the roof.
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— <ul style="list-style-type: none"> a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the 	The solar PV equipment is located on the main roof of a large warehouse unit and, given the height of the building and context of the site, has been sited, so far as practicable, to minimise its effect on the building and amenity of the area.

<p>external appearance of the building and the amenity of the area; and</p> <p>b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.</p>	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 12 May 2025.
3) The application must be accompanied by—	Application with required documents received 12 May 2025.
<p>a) written description of the proposed development.</p> <p>b) a plan indicating the site and showing the proposed development.</p> <p>c) the developer's contact address; and</p> <p>d) the developer's email address if the developer is content to receive communications electronically.</p> <p>e) together with any fee required to be paid.</p>	
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.
<p>a) the proposed development does not comply with, or</p> <p>b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,</p> <p>any conditions, limitations or restrictions specified in Class J applicable to the development in question.</p>	
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 site notice was posted on 15 May 2025.
<p>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—</p> <p>i) describes the proposed development;</p> <p>ii) provides the address of the proposed development;</p> <p>iii) specifies the date by which representations are to be received by the local planning authority; or</p> <p>b) by serving a notice in that form on any adjoining owner or occupier.</p>	Manchester Airport Safeguarding were notified of the proposed development on 15 May 2025 inline with The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002.
7) The local planning authority may require the developer to submit such information as the	N/a

authority may reasonably require in order to determine the application.	
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. The site is within the Manchester Airport Safeguarding area which requires notification to the Safeguarding team for all development. They required further information and issued a HOLDING OBJECTION until they are satisfied that these developments will not adversely impact aviation safety. Further information was not provided by the applicant in time and therefore the holding objection stands. 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 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; 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.	Relevant conditions to be attached if approved.
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	Relevant conditions to be attached if approved.
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 to be attached if approved.
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

While the proposed rooftop solar array aligns with national policy objectives to promote renewable energy and reduce carbon emissions, the application fails to address critical aviation safety concerns raised by Manchester Airport Safeguarding. In the absence of the required glint and glare assessment and bird hazard management plan, the development poses a potential risk to aviation operations. Therefore, the application cannot be supported and is recommended for refusal under Part 14, Class J 4.8 of the GPDO 2015.

RECOMMENDATION: REFUSED

REASONS FOR RECOMMENDATION TO REFUSE

1. PART 14 CLASS J 4.8 - AIRPORT SAFEGUARDING

The proposed development could pose an aviation hazard to the nearby Manchester Airport Aerodrome and no documents or information that have been provided have satisfied the Manchester Aerodrome Safeguarding officer that could remove a holding objection. The proposal must be refused pursuant to Part 14, Class J 4.8 of Schedule 2 of the GPDO 2015.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

APPENDIX 2 – PLANNING CONSTRAINTS

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

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA