MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143250/P14J/2025
Date registered valid:	18 June 2025
Proposal:	Prior approval for the installation of roof top solar PV equipment.
Address:	Dnata City North, 2 Pinfold Lane, Manchester Airport, M90 5XR
Ward(s):	Woodhouse Park Ward
Applicant:	Dnata Ltd
Agent (if any):	Mr Luke Farmer Union4 Planning Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 July 2025

Application details

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

Development type: Notifications

Standard consultations:
Printed: 20 June 2025 Expired: 11 July 2025

Neighbour notifications
Printed: 20 June 2025 Expired: 11 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/area

The application site measures approximately 2.51 hectares in area, comprising of an extensive warehouse associated with air freight (Dnata City North) and surrounded by hardstanding including an HGV delivery area to the front and rear. The site is accessible from Pinfold Lane, with an area of parking to the north and north-west of the building. The site is positioned to the south-east of Pinfold Lane.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The proposals comprises the installation of 1,462.3sqm of solar PV panels on the two north west slopes of the roof of the Dnata City North building (731.15 sqm of solar PV panels on each slope respectively). It would comprise of a total of 648 PV modules. 3 inverters will be provided within the building as part of the proposal which will convert the direct current (DC) electricity generated by the solar panels into alternating current (AC) electricity. The total PV output will be in the region of 330.48 kWp. The location of the panels is shown below:



Consultations & Notification Responses

Manchester Airport Safeguarding Officer (MAG) – MAG have confirmed that providing the roof is managed as described in the submitted Bird Hazard Management Plan, they no objections to the proposal. In addition, they have requested an informative regarding crane usage be attached to any consent granted.

Issues

Permitted Development – The proposal would be permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14 Renewable Energy, Class J, relating to the installation of solar PV equipment on the roof of a building in the basis that:

- The PV equipment would be installed on a pitched roof, would not project higher than 0.2 metres beyond the roof plane and would not be higher than the highest part of the roof.
- The PV equipment is to be installed entirely on roof areas and no part of the installation will lie within 1 metre of the external edge of that roof.
- The site is not on article 2(3) land, designated as a scheduled monument, nor does it contain any listed buildings.
- 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 as the panels are located below the parapet wall.
- The proposed panels will not result in any impact in terms of glare on occupiers of neighbouring land.

Siting and appearance – As the panels are sited away from the edge of the building and are not readily visible from the public domain, it is considered that the appearance of the panels would not adversely impact on the design and overall character of the existing building.

Impact of Glare on Neighbouring Land – Given the siting and orientation of the panels and distance to adjoining properties, it is not considered that the proposal would have an impact on adjoining landowners.

Aerodrome Safeguarding – Given the comments of Aerodrome Safeguarding Officer it is acknowledged that the proposal would not prejudice aircraft safety in and around Manchester Airport.

Conclusion

In light of the above assessment, it is concluded that the proposed installation of solar photovoltaic (PV) equipment complies with the provisions of Schedule 2, Part 14, Class J of The Town and Country Planning (General Permitted Development) (England) Order 2015. The development meets all relevant criteria, including limitations on height, siting, and proximity to the roof edge, and is not located on designated or protected land. Furthermore, the proposal has been sensitively designed to minimise visual impact and does not give rise to concerns regarding glare, neighbouring amenity, or aerodrome safeguarding. The Local Planning Authority is satisfied that the proposed panels therefore meet the requirements of Class J and prior approval is not required.

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 polices 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, 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 From, received on 18 June 2025
b) Location Plan, received on 18 June 2025
c) Drawing no. 001. Sheet 1/1, received on 18 June 2025
d) Solar Panel Data Sheet, received on 18 June 2025
e) Glint and Glare Assessment, received on 18 June 2025
f) Bird Hazard Management Plan (ref: 2025_Dnata City North BHMP_MAN_ V1) , received on 18 June 2025

2) The development hereby approved shall be implemented and thereafter managed in perpetuity in accordance with the measures detailed in the Bird Hazard Management Plan (ref: 2025_Dnata City North BHMP_MAN_ V1), received on 18 June 2025.

Reason - In the interests of Aerodrome Safeguarding and to prevent any increase in the number of hazardous birds that would increase the risk of a bird-strike to aircraft using Manchester Airport, pursuant to Policy DM2 in the Manchester Core Strategy.

Informatives

1) A) Aerodrome Safeguarding (Dust and Smoke Clouds) - The application site is located within proximity to flight paths for Manchester Airport. In the interests of aviation safety, measures to minimise and manage the creation of dust and smoke should be implemented for the full duration of all construction works, in accordance with the advice of Manchester Airport and the Civil Aviation Authority.

B) Aerodrome Safeguarding (Crane and Tall Equipment) - In the interests of maintaining the integrity of Manchester Airport's Communication, navigation, and surveillance (CNS) equipment critical to aviation operations, 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/Cranenotification/

C) Aerodrome Safeguarding (radio frequency emitting devices) - The use of radio frequency (RF) emitting devices in this location has the potential to interfere with Manchester Airport's CNS equipment. RF devices are to be approved by Manchester Airport prior to energisation.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Hangar 5, Manchester Airport, Ringway Road, Manchester, M90 5YP
Hangar 4 Unit 3, Manchester Airport, Ringway Road, Manchester, M90 5YP
Hangar 4 Room 3, Manchester Airport, Ringway Road, Manchester, M90 5YP
Hangar 4 Airline Services, Manchester Airport, Ringway Road, Manchester, M90 5PQ
Hangar 4 Air Kilroe, Manchester Airport, Ringway Road, Manchester, M90 5YP
Hangar 4, Manchester Airport, Ringway Road, Manchester, M90 5YP
St Marys Church, Sunbank Lane, Manchester, WA15 0PS
Assistant Managers Flat, The Romper, Wilmslow Old Road, Manchester, WA15 8XJ
Stores Adjacent No 1 Hangar, Manchester Airport, Ringway Road, Manchester, M90 5FL
Flat At, The Romper, Wilmslow Old Road, Manchester, WA15 8XJ
The Romper, Wilmslow Old Road, Manchester, WA15 8XJ
2 Pinfold Lane, Manchester, M90 5YF
Hangar 7, Manchester Airport, Ringway Road, Manchester, M90 5YP
Hangar 2, Manchester Airport, Ringway Road, Manchester, M90 5YP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HSE COMAH Zone - H3754 Manchester Airport Storage Outer Zone
HSE COMAH Zone - H3754 Manchester Airport Storage Middle Zone
HSE COMAH Zone - H3754 Manchester Airport Storage Inner Zone
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 (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) -
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA