

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141518/P14J/2024
Date registered valid: 15 November 2024
Proposal: Prior approval for the installation of 368 No. roof mounted solar Photovoltaic panels and 513 No. carport solar Photovoltaic panels
Address: Endress And Hauser, Floats Road, Manchester, M23 9NF
Ward(s): Brooklands Ward

Applicant: Mckie
Agent (if any): Mrs Roshanah Chalklen, Solarsense UK
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9 January 2025



Application details

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

Development type: Notifications

Standard consultations:

Printed: 18 November 2024

Expired: 9 December 2024

Neighbour notifications

Printed: 18 November 2024

Expired: 9 December 2024

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 Endress And Hauser campus, off Floats Road within the Roundthorn Industrial Estate. Commercial premises adjoin the site to the north, south and east, while to the west, beyond a mature landscape perimeter there is a housing estate.

Listed building: no

Conservation Area: no

Tree Preservation Order: no

Description of development

The applicant is proposing to install 368 solar panels on the roofs of the two buildings circled in yellow and install carports with a total of 513 solar panels in the area circled red.

Total proposed capacity would be 397.176 kWp

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Manchester Airport Safeguarding Officer – No objections subject to the imposition of a condition and informatives concerning Aerodrome Safeguarding.

Helipad Manager (Wythenshawe Hospital) – No comments received.

Issues

The installation of the roof mounted solar panels is covered by Class J in Part 14 of Schedule 2 of the GPDO.

Class J - 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,

Under J.1 the order states that development is not permitted 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;

The proposal complies with this as the panels would only project 53mm

(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);

n/a

(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 panels would be set back the requisite distance.

(d) now omitted

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The site is not a 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 buildings are not listed.

As this element of the proposal complies with the above, rooftop solar panels are considered to pass the requirements of the above regulations

The installation of the carport and associated solar panels is covered by Class OA in Part 14 of Schedule 2 of the GPDO.

Class OA – The installation, alteration or replacement of a solar canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats

Under OA.1 the order states that development is not permitted if:

(a) if any part of the development—

- (i) exceeds 4 metres in height above ground level; **the maximum height of the car ports is 3.83 metres**
- (ii) is within 10 metres of the curtilage of a dwellinghouse or a block of flats; **n/a**

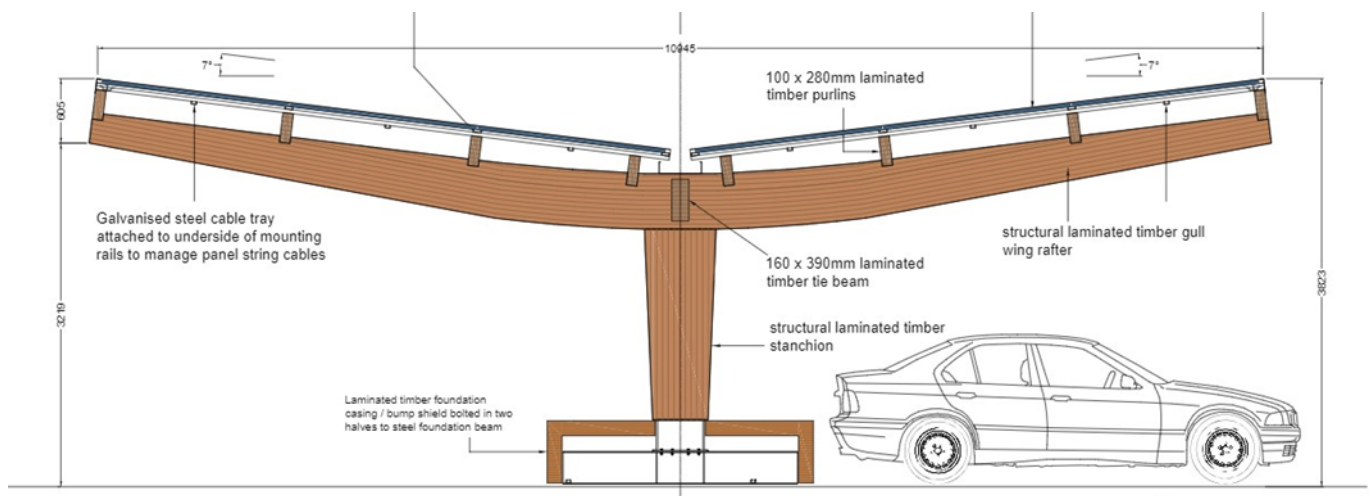
(b) within the curtilage of a dwellinghouse or a block of flats; **n/a**

(c) on a site designated as a scheduled monument or on land within the curtilage of a scheduled monument; **n/a**

(d) within the curtilage of a listed building; **n/a**

(e) for the display of an advertisement; or **n/a**

(f) if the off-street parking area is in use by virtue of Class B (temporary use of land) of Part 4 (temporary buildings and uses). **n/a**



As this element of the proposal complies with the above and acceptable arrangements have been made for drainage off the carports, as required under OA.2, the carports and associated solar panels are considered to pass the requirements of the above regulations

Given the above, the prior approval of the local planning authority is not needed for this development.

Aerodrome Safeguarding – The Aerodrome Safeguarding Officer has not raised any objections to the proposal but has requested the imposition of a condition designed to prevent birds from nesting amongst the solar arrays and therefore limit/prevent bird strikes, in addition to a number of informatives concerning the use of drones, glare and the use of cranes.

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 and Class OA 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 141518/P14J/2024:

a) Drawings EH/01 to EH09, received on 15 November 2024.

2) If the solar PV equipment or solar thermal equipment is no longer required, it will be removed as soon as reasonably practicable.

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

3) Prior to the operational phase of the development hereby approved, details of the measures to be incorporated into the development to deter the presence of birds that are hazardous to aerodrome safety, shall be submitted to and be approved by the City Council as Local Planning Authority.

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) Aerodrome Safeguarding - a) In the event of an unacceptable glint/glare hazard emanating from the solar PV installations Manchester Airport will (through the Air Navigation Order) require mitigation to remove the hazard.

b) 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>

c) The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see:

<https://www.manchesterairport.co.uk/aviation-professionals/drones/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Helipad Manager

1A Meadow Croft, Shady Lane, Manchester, M23 9NN

Meadow Croft, Shady Lane, Manchester, M23 9NN

1 Meadow Croft, Shady Lane, Manchester, M23 9NN

F Duerr And Sons Ltd, Floats Road, Manchester, M23 9DR

Millbrook Business Park, Floats Road, Manchester, M23 9YJ

DATATEK LTD, Unit D4, Millbrook Business Park, Floats Road, Manchester, M23 9YJ

17 Sharrington Drive, Manchester, M23 9PE

Heritage Construction Ltd, Floats Road, Manchester, M23 9PL

CARTWRIGHT PROPERTIES LTD, Tatton House, 11 Caldey Road, Manchester, M23 9LF

18 Mosedale Close, Manchester, M23 9GT

5 Mosedale Close, Manchester, M23 9GT

19 Sharrington Drive, Manchester, M23 9PE

16 Lamberton Drive, Manchester, M23 9GX

Appendix 2 – Planning constraints

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

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA