

Planning Services
Manchester City Council
Daisy Works
345 Stockport Road
Longsight
Manchester
M13 0LF

Dear Sir/Madam,

Re: Application for Prior Approval at Manchester Metropolitan University, Archway Halls, Bonsall Street, Manchester, M15 6DP.

This Cover Letter has been prepared by DLP Planning Ltd on behalf of Manchester Metropolitan University for the installation of rooftop PV panels on the roof of the Archway Halls Student Accommodation, Bonsall Street, M15 6DP.

The proposed development has been assessed against the General Permitted Development Order and it is considered that the proposed development benefits from permitted development rights which can be exercised following an application for prior approval.

Site Context

The application site is located to the south of Manchester City Centre off Bonsall Street as shown at Figure 1.

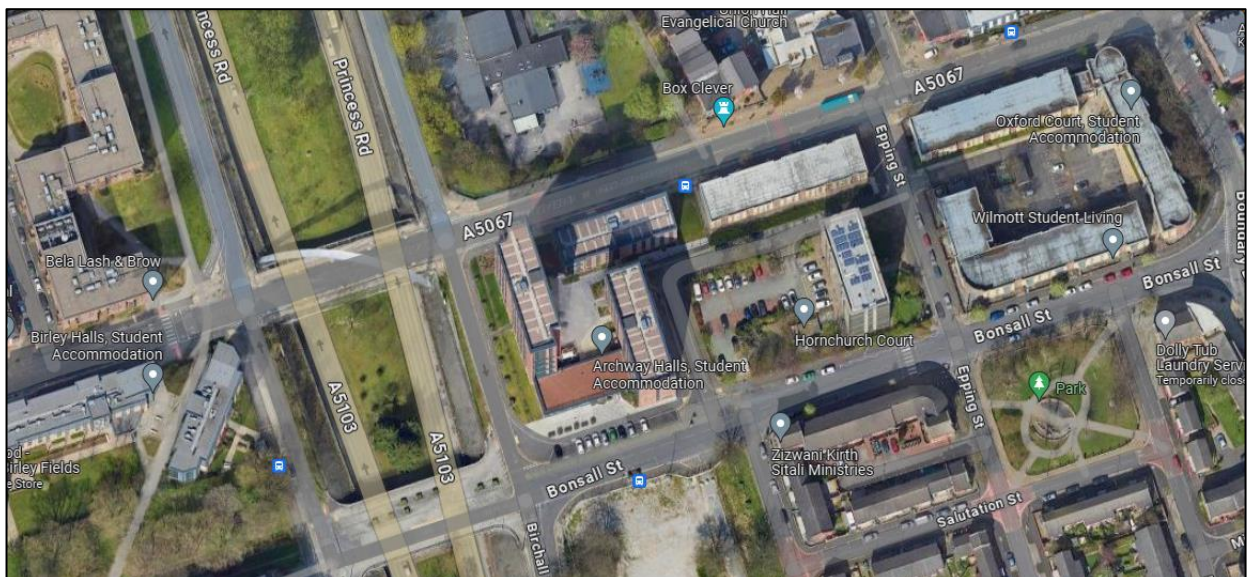


Figure 1: Aerial View of Application Site.

The site is to the west of the Manchester Metropolitan University campus. St Philips C of E Primary School is to the north with residential properties within the area, with Hornchurch Court to the east of the site. There is a vacant site to the south, and the A5103 to the west.

The site is not within a Conservation Area nor is it a Listed Building. This is also within Flood Zone 1 and is therefore not at risk of flooding.

Proposed Development

The proposed development is for rooftop photovoltaic solar panels on one of the roofs of the Archway Halls Student Accommodation. This rooftop is the lowest within the development.

A report (ref: CF-PPM-K2-MMU-Archway Halls (classic)) have been submitted with this application providing the relevant technical information for the proposed panels from page 5 onwards.

General Permitted Development Order (2021) (GPDO)

The following criteria must be met for the installation of solar equipment to benefit from permitted development rights,

Class J – Installation or alteration etc of solar equipment on non-domestic premises.

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.*
- 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).*
- 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.*
- e) The solar PV equipment or solar thermal equipment would be 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.*

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.*
- 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.*
- 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 proposed PV panels will be installed on a flat roof within 1 metre of the highest point of the roof. This will be more than 1 metre from the edge of the roof and the building is not a scheduled monument, listed building, the curtilage of a listed building, or article 2(3) land. This meets the criteria for permitted development rights.

As stated at paragraph J.4 – (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 or neighbouring land...’. This condition has been met with the submission of the application for prior approval.

Planning Assessment

As discussed above, the proposed PV panels will be well located on the roof and will not impact neighbouring amenity, or the appearance of the development and area. The proposals therefore meet the requirements of the GPDO and following this submission, it is hoped that permitted development rights should apply.

Conclusions

I hope the above information and the information submitted alongside this application is sufficient in determining that prior approval would not be required for the development. If there are any questions, or if any further information is required, please just let me know.

Yours faithfully,



Abigail Baker BA (Hons) MA AssocRTPI
Senior Planner