

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, Arts and Humanities Building, Manchester, M15 6BG.

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 Arts and Humanities Building, Manchester, M15 6BG.

Having reviewed the permitted development rights of the General Permitted Development Order, it is considered that planning permission is not required for the proposed rooftop PV panels, with the proposed development benefiting from permitted development. To exercise these rights, prior approval is required.

Site Context

The application site is located to the south of Manchester City Centre within the Manchester Metropolitan University campus, off Oxford Road, as shown at Figure 1 below.



Figure 1: Aerial View of Application Site.

The site is within a built-up area with the Grosvenor connected to the west, Chatham Building and Geoffrey Manton Building to the south, and Deaf Institute to the east. All Saint's Park is to the north,

and there are a range of retail, commercial and eateries within the local area.

The application site is not located within a Conservation Area and is not considered to be a listed building. As shown at Figure 2, the façade of the building is listed as follows:

- Grade II Listed Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University.

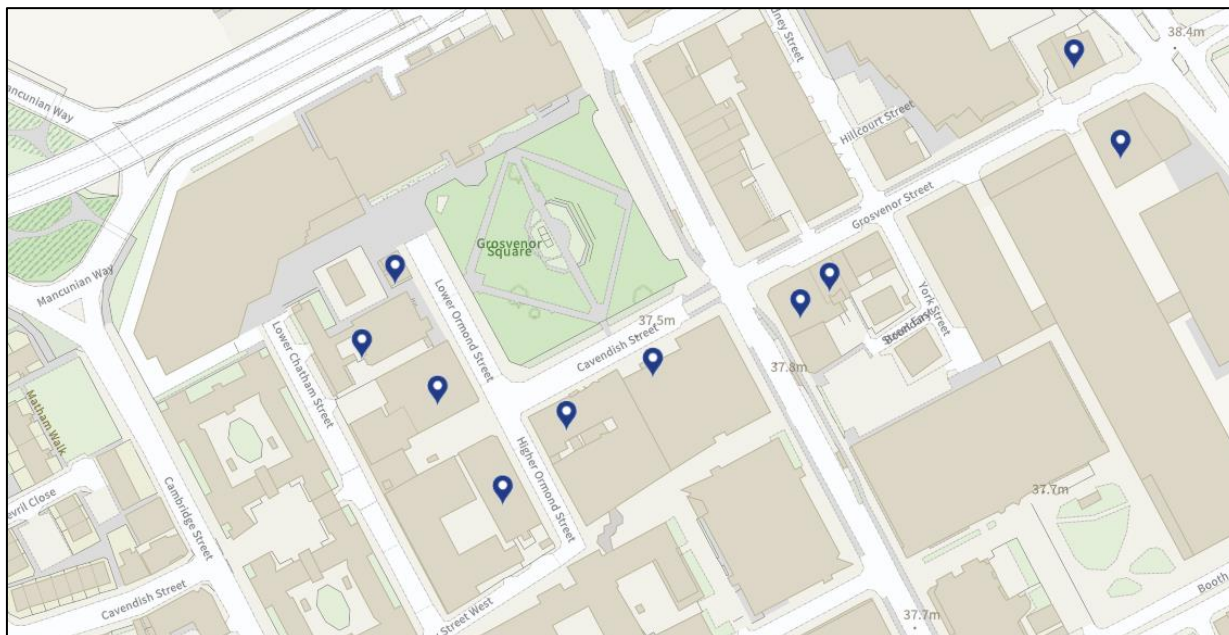


Figure 2: Listed Buildings.

Only the façade of the building is listed, with a façade retention scheme to redevelop the building undertaken in the 1970s. The most recent redevelopment took place in 2017 and refers only to the façade as does the amended list description. The description of the listing was amended in 1994 to refer solely to the façade, it is therefore our view that the new build development is not curtilage listed as this was not in place at the time of listing. As the PV solar panels are proposed, on the more recently developed part of the site, rather than the façade, permitted development rights are applicable.

The site is located within Flood Zone 1 and is not at risk of flooding.

Planning History

The following planning history is available on the Manchester City Council public access for the Arts and Humanities Building.

Application Reference	Proposal	Decision
138751/AO/2023	Installation of 1 no. non-illuminated plaque sign.	Application pending consideration.
138352/FO/2023	Installation of a single storey timber framed building and landscaping works to the courtyard to provide level access into the pavilion.	Application Approved – 13 th December 2023.
136615/AO/2023	Erection of 2 x internally illuminated individual letter signs.	Application withdrawn – 7 th June 2023.
135345/AO/2022	Erection of folded MMU logo sign.	Application Approved –

Table 1: Planning History.

Proposed Development

The proposed development is for rooftop photovoltaic solar panels on three roofs of the Arts and Humanities Building. A report (ref: CF-PPM-K2-Arts and humanities (classic)) has been submitted alongside this application for prior approval which provides the necessary technical information for the proposed PV panels from page 5 onwards.

The proposals meet the requirements of the permitted development criteria as discussed below.

General Permitted Development Order (2021) (GPDO)

The relevant class of the General Permitted Development Order is Class J, which provides the guidelines and criteria for the installation of solar equipment on non-domestic premises. This includes the University.

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 solar panels will be installed on a flat roof and will be less than 1 metre above the highest part of the roof and will be more than 1 metre from the edge of the roof. The site is not a scheduled monument, not a listed building or within the curtilage of a listed building and is not article 2(3) land. The proposals are therefore within the parameters of 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

The PV panels will be appropriately situated on the Arts and Humanities Building. These will not impact the neighbouring buildings, the appearance of the building, or the façade listing discussed above.

It is therefore considered that the prior approval should not be required for the proposals, and permitted development rights should be exercised.

Conclusions

I trust that the information provided within this Cover Letter and submitted alongside this application is sufficient in determining that prior approval is not required. If there are any questions, or if any further information is required, please do not hesitate to contact.

Yours faithfully,



Abigail Baker BA (Hons) MA AssocRTPI
Senior Planner