



Planning

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Mr Arbon
Caulmert Limited
Strelley Hall
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Date: 8 December 2023

Dear Sir or Madam,

Class J, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 138375/P14J/2023

Description: Prior approval application for the Installation of 150 roof mounted solar panels.

Location: Trafford House, Southmoor Road, Manchester, M23 9XD

Conclusion

Prior approval - Schedule 2, Part 14, Class J

The proposed development raises no adverse issues in respect of external appearance, 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.

Approval is hereby granted in accordance with the following drawings and documents:

- | | | |
|--|-------------|------------------------|
| a. Drawing - Site Plan | 20 Oct 2023 | BLOCK PLAN OF THE SITE |
| b. Correspondence | 20 Oct 2023 | COVERING LETTER |
| c. Glint & Glare Study 28 Nov 2023 - 12850A - Solar Photovoltaic Glint and Glare Study | | |

The solar PV equipment or solar thermal equipment will be removed as soon as reasonably practicable when no longer required.

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

The perimeter of the array will need to be bird proofed to prevent access to birds that will be attracted to the relative warmth and security. Alternatively, the site owner will need to provide a statement to describe prevention measures and monitoring of the site to deter species of birds that are hazardous to aircraft with clear action plans should birds start utilising the space under the arrays.

Reason: Flight safety - Bird strike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a Bird strike to aircraft using MAN.

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing