MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

YMCA & Castlefield Hotel

Address Line 1

Liverpool Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4JR

Description of site location must be completed if postcode is not known:

Easting (x)

383049

Northing (y)

397785

Description

The proposed buildings for solar PV panels consist of 3 areas. The registered address is: YMCA and The Castlefield Hotel, Liverpool Rd, Manchester M3 4JR

Applicant Details

Name/Company

Title

Ms

First name

Sophie

Surname

Stevens

Company Name

YMCA Manchester

Address

Address line 1

YMCA & Castlefield Hotel Liverpool Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M3 4JR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Sophie

Surname

Stevens

Company Name

Ineco Energy Ltd

Address

Address line 1

Sceptre House

Address line 2

4 Bessemer Road

Address line 3

Town/City

Cardifff

County

Country

United Kingdom

Postcode

CF11 8BA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

◯ Flat
⊘ Pitched

Would any part of the solar photovoltaic equipment protrude more that 0.2 metres beyond the plane of the roof slope (when measured from the perpendicular with the external surface of the roof slope)?

◯ Yes
⊘ No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

◯ Yes
⊘ No

Would the total electrical generation capacity of all the solar photovoltaics installed on the building under permitted development rights (previously and in this proposal) exceed 1 megawatt?

◯ Yes
⊘ No

Would the solar photovoltaic equipment be installed on roof slope which fronts a highway, of a building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site

Or, be installed on any part of the roof of a building that is:
• a scheduled monument (or the site contains one)
• a listed building (or within the curtilage of a listed building)

◯ Yes
⊘ No

Description of Proposed Works

Please describe the proposed development:

We intend to install 456 No monocrystalline silicon solar photo-voltaic modules over pitched roof area at Manchester YMCA, Castlefield Hotel,Liverpool Road, Manchester,M3 4JR.
The chosen PV module will have dimensions of approximately 1722 × 1134 × 30 mm and will be mounted parallel to the roof using a K2 mini rail mounting system.
The system, with a power capacity of just under 197kW, will produce low carbon renewable energy for the site and the local electricity network.
The Modules will be arranged in accordance with the attached proposed images and plans (please allow for a few minor alterations of the layout as this may be necessary at the later stages of the project development). The total panel area will be under approximately 1400 square meters.

Declaration

I/We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sophie Stevens

Date

20/12/2023