

23rd May 2023

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Dear Planning Team

Re: Manchester – No 22 St John Street M3 4EB
Planning and Listed Building Application for installation of PV panels

Background

We act on behalf of RA Project 5X and are instructed to submit a planning and listed building application which proposes the installation of PV panels to the rear roofscape of the property as demonstrated on the enclosed drawings package.

Site and Surroundings

The application relates to No 22 St John Street, which is a Grade II Listed Building located occupied as Class E office space within the St John Street Conservation Area.

The PV panels will be installed within the roofscape of the building that adjoins the rear elevation of No 22 St John Street (originally known as No 3 Artillery Street) but which now forms part of the same building and is accessed from the main entrance on St John Street.

Please refer to the extract of the Conservation Area map below with indicative location of PV panels indicated in red and listed buildings in blue.



Heritage Assessment

St John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of the Conservation Area which was designated on 4th November 1970.

The boundary of the Conservation Area follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street as indicated on the extract map above.

St John Street is a wide street by Georgian standards, and this contrasts sharply with the narrow back streets (namely Artillery Street, Culvercliffe Walk and Longworth Street) which provided access to the workers cottages.

St John Street has changed in only minor ways since being built. Generally, owners have ensured that regular maintenance has preserved the quality of the street. However, in 1963 a facelift, partially funded by the City Council, was carried out which involved replacement of incompatible items such as windows and nameplates. Painting of timberwork helped re-establish a consistency throughout the street.

The mid-19th century No 24 St John Street clearly contrasts with the other typically Georgian buildings in the street. It is higher and more elaborately detailed, with banded rustication on the ground floor, windows framed with architraves, a bracketed cornice and stucco finish.

The remainder of the houses have plain brick facades and simple vertically proportioned sash windows with narrow glazing bars. They are set well back from the brick facades to create a rhythm of three-dimensional modelling. The only decoration on these houses is around the doors: pedimented Tuscan door-cases with panelled doors and semi-circular fanlights above.

It is clear that the character of the area is well established by the architectural form of the buildings and by their relationship with each other.

No 22 St John Street was originally listed in February 1952. The Listing Entry for the property states:

“Town house, now consulting rooms. Late C18; altered. Red brick in Flemish bond (roof not visible). Double-depth single-fronted plan, with back extension. Three storeys over cellar, 3 window facade, with plinth, and altered cornice. Round-headed doorway to the left with open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight with radiating glazing bars; 12-pane sashed windows at ground and 1st floors, 9-pane sashes at 2nd floor, all with raised sills and flat-arched heads. Interior not inspected. Forms part of terrace on north side of street.”

Proposals and Impact

Proposed works are related to the installation of PV panels to the rear roofscape of the property as demonstrated on the enclosed drawings package. The panels are intended to provide a renewable power source by capturing energy provided by the sun and converting it into electricity for use within the building. The system works by generating energy from the sun, feeding into an inverter and connecting this into the main electricity system for the building.

Panels require specific locations and angles in order to maximise the amount of sunlight they receive. The siting of equipment is therefore dictated by the orientation of the building. The proposal is to locate solar cells in modules, connected in series on the roof.

The main areas of change relate to the roof. The panels will have a visual impact on the roofscape, however, as they are not visible from the street level and can only be seen from the adjacent buildings, the impact is limited. Physical changes are limited as the panels and frames are removable and sit on top of existing roof surface (itself a new layer).

It is important to note that the panels themselves do not relate to the listed building (namely the building that adjoins the rear elevation of No 22 St John Street which was originally known as No 3 Artillery Street).

The panels are considered to have a negligible impact upon the setting of No 22 St John Street given their limited 300mm height and unobtrusive dark colour (please refer to the specification attached at **Appendix 1**).

The addition of PV panels is negligible. Given the climate emergency declared by Manchester City Council and the positives of providing alternative energy sources which decrease reliance on fossil fuels, the public benefit of this scheme is considered to outweigh the limited impact upon the setting of the adjacent listed building and wider Conservation Area.

Planning Policy

Heritage policy is contained within the National Planning Policy Framework (NPPF).

Paragraph 194 states that applicants should be required to describe significance of the assets effected by proposals. This report meets that requirement.

Paragraph 197 states that local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

In terms of local policy, Manchester's Local Development Framework, Core Strategy (July 2012) contains local policy and the council's vision for the city from 2012-2027.

Policy CC9 states that design in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN3 relates to heritage and confirms that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Assessment

The proposed PV panels will have a visual impact on the roofscape. However, as they are not visible from the street level and can only be seen from the adjacent buildings, the impact is limited. As mentioned above, physical changes are limited as the panels and frames are removable and sit 300 mm on top of the existing roof surface.

The proposed panels are considered to have a negligible impact on the setting of the adjoining Grade II listed building (No 22 St John Street) given their limited height and unobtrusive dark colour.

Accordingly, the harm caused by the installation of the panels is considered to be less than substantial.

The proposed works are designed to meet a proportion of the building's energy requirements with a renewable alternative and will have a minimal impact upon the significance of the listed building and wider Conservation Area.

The public benefits of the installation to reduce carbon emissions generated by the building would significantly outweigh any harm to the significance of the heritage asset in accordance with paragraph 202 of the NPPF.

Given the above, it is considered that the proposals are acceptable in terms of Section 16 of the NPPF and Policies EN3 and CC9 of the Core Strategy.

Conclusion

The proposed works are designed to meet the needs of modern office use and the desire to tackle environmental and climate change concerns. They offer the opportunity to meet a proportion of the building's energy requirements with

solar power and have a minimal impact upon the significance of the heritage asset and that of the adjacent asset. The impact is considered neutral and the public benefit to be of greater importance.

Next Steps

We look forward to receiving confirmation of validation in due course. If there are any queries, please contact the undersigned in the first instance.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Tina Cunniff', with a long horizontal stroke extending to the right.

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Director
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Appendix 1



*As no deposit is taken we do ask for a prompt payment on the day of the install. If you would prefer to pay a deposit and the balance a few days after the installation please let us know in advance and we can arrange this.

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To: S
From: UPS Solar - UPS Solar

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Panel Overview

JINKO Tiger Neo N-Type 420W Panel

www.jinkosolar.com

Tiger Neo N-type
54HL4-B
400-420 Watt
ALL-BLACK MODULE

N-Type

Positive power tolerance of 0~+3%

IEC61215(2016), IEC61730(2016)
ISO9001:2015: Quality Management System
ISO14001:2015: Environment Management System
ISO45001:2018
Occupational health and safety management systems

Key Features

SMBB Technology
Better light trapping and current collection to improve module power output and reliability.

PID Resistance
Excellent Anti-PID performance guarantee via optimized mass-production process and materials control.

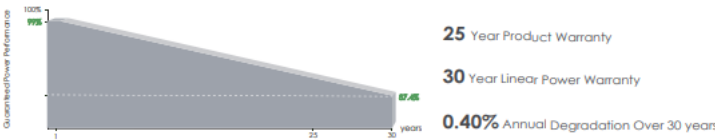
Durability Against Extreme Environmental Conditions
High salt mist and ammonia resistance.

Hot 2.0 Technology
The N-type module with Hot 2.0 technology has better reliability and lower LID/LETID.

Enhanced Mechanical Load
Certified to withstand: wind load (2400 Pascal) and snow load (5400 Pascal).

CE, PV CYCLE, CLEAN ENERGY PARTNER, POSITIVE QUALITY

LINEAR PERFORMANCE WARRANTY





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Panel Specification

Engineering Drawings

Electical Performance & Temperature Dependence

Packaging Configuration

Two panels = One stack

36pcs/panels, 72pcs/stack, 936pcs/ 40HQ Container

Mechanical Characteristics

Cell Type	N type Mono-crystalline
No. of cells	108 (6x18)
Dimensions	1722x1134x30mm (67.79x44.65x1.18 inch)
Weight	22 kg (48.50 lbs)
Front Glass	3.2mm,Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	10V 1x4.0mm ² (+): 400mm, (-): 200mm or Customized Length

SPECIFICATIONS

Module Type	JKM400N-S4H4.8		JKM402N-S4H4.8		JKM410N-S4H4.8		JKM415N-S4H4.8		JKM420N-S4H4.8	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	400Wp	301Wp	405Wp	305Wp	410Wp	309Wp	415Wp	312Wp	420Wp	316Wp
Maximum Power Voltage (Vmp)	31.28V	28.89V	31.47V	29.08V	31.66V	29.59V	31.85V	29.78V	32.04V	29.97V
Maximum Power Current (Imp)	12.79A	10.30A	12.87A	10.34A	12.95A	10.42A	13.03V	10.48A	13.11A	10.54A
Open-circuit Voltage (Voc)	37.38V	35.50V	37.58V	35.69V	37.77V	35.88V	37.96V	36.06V	38.15V	36.24V
Short-circuit Current (Isc)	13.55A	10.94A	13.62A	11.00A	13.68A	11.04A	13.74A	11.09A	13.80A	11.14A
Module Efficiency STC (%)	20.48%		20.74%		21.00%		21.25%		21.51%	
Operating Temperature(°C)	-40°C~+85°C									
Maximum system voltage	1000VDC (IEC)									
Maximum series fuse rating	25A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.30%/°C									
Temperature coefficients of Voc	-0.25%/°C									
Temperature coefficients of Isc	0.046%/°C									
Nominal operating cell temperature (NOCT)	45±2°C									

STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

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Option 1 - Fox Battery System

Fox ESS Hybrid & 2 x 2.5kWh Lithium Ion Batteries
Store Your Surplus Solar Energy to use at Night

	Single-Phase Hybrid Inverter H1-3.7 • High-yield • Reliable and Safe • Easier Operation • Charge at night with Cheaper Energy
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