

Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Our ref: 6011-CAU-XX-XX-CO-TP-9100.A0.C1

Your ref: PP-12530084

Date: Monday, 16 October 2023

Dear Sir/Madam,

Re: The Town and Country (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 14, Class J – Installation of Solar Photovoltaics (PV) on Roof of Trafford House, Southmoor Road, Manchester, M23 9XD

This application is prepared and submitted on behalf of Elite Engineering Services under Schedule 2, Part 14, Class J of The Town and Country (General Permitted Development) (England) Order 2015 (as amended) [the Order] and seeks to determine if prior approval is required for the proposed installation of solar photovoltaics (PV) equipment on the roof of Trafford House, Southmoor Road, Manchester, M23 9XD which falls within use class F.2 (i.e. a non domestic building).

The application contains the information required under J.4(3)(a) – (d) of the Order and is supported by the following plans and documents:

- This covering letter; and
- Site Location Plan.

Description of the Proposed Development

The proposed PVs will generate 63kW and will be installed on the north east facing pitched roof planes of Trafford House, as shown in Figure 1 & 2 below. The proposed 150 no. PV panels will be installed over 1 metre from the external edges of the roof and will protrude no more than 200mm beyond the plane of the roof when measured perpendicular with the external surface.

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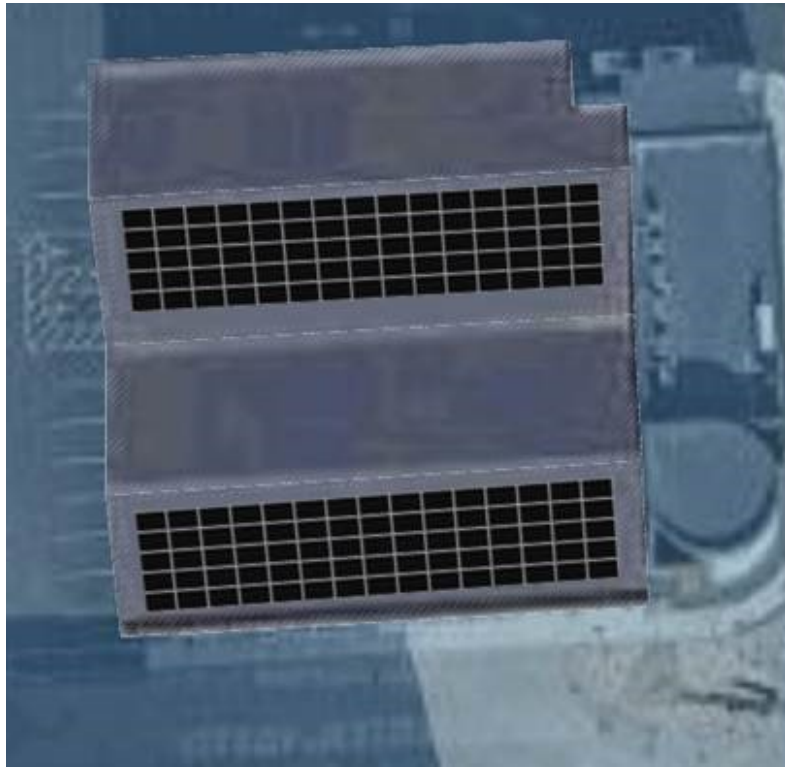


FIGURE 1



FIGURE 2

Cont.....

Assessment

As the PV equipment will generate 63kW the development is classified as falling within Class J.(c) – “other solar PV equipment on the roof of a building”. As the PV equipment will not generate electricity exceeding 1 megawatt, the development is permitted under J.3 of the Order.

The proposed development is permitted having regard to the considerations under Class J.1. The land is not Article 2(3) land. The site is not a designated scheduled monument. The building is not a listed building.

The solar PV equipment would be installed on a pitched roof and would protrude no more than 0.2m beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof and will be installed more than 1 metre from the external edges of the roof (i.e. more than 1m referred to in J.1(c)).

With regard to Conditions under J.4(2) of the Order, it is not considered that the PVs will have any significant material effect on the external appearance of the building, nor will it result in unacceptable glare to occupiers of neighbouring land.

As such, with regard to Condition J.4(1)(a), the PV equipment will be sited so as to minimise as far as practicable its effect on the external appearance of the building and the amenity of the area.

Conclusion

The proposed development complies with applicable conditions, limitation and restrictions specified in Class J of the Order.

We can confirm that the planning application fee of £160.00 (including £64.00 Planning Portal service charge) has been paid.

We look forward to receiving confirmation of receipt and validation of the submitted planning application at your earliest convenience.

If you require any clarification or any additional information, please do not hesitate to contact us.

Yours faithfully

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Neil Arbon
BA Hons, Dip TP, MRTPI
Associate Director of Planning
On behalf of Caulmert Ltd