



Planning

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Mr N Watson
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27 York Place
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Date: 21 April 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.: 136523/P14J/2023

Description: Installation of photovoltaic panels onto existing flat roof

Location: Concord Cafe, Concord Business Park, Threapwood Road, Manchester, M22 0RR

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.

Therefore, consent is hereby granted in accordance with the following information:

Submitted application forms;

Drawing reference 15055-P603- Proposed roof plan

Vertex S TSM-DE09R.05 data sheet

Solar Photovoltaic Glint and Glare Study March 2023 prepared by Pagepower

and subject to the following condition:

1) Solar panels to be installed shall be flush to the roof as to prevent access to birds. Where this is not possible bird-proof netting is to be installed and maintained to prevent the solar panels creating a bird attractant.

Reason: Flight safety - Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport that would increase the risk of a Birdstrike to aircraft pursuant to DM2 of the Core Strategy.

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing