

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134830/P14J/2022

Date registered valid: 9 September 2022

Proposal: Prior approval for the Installation of Solar Photovoltaics (PV) equipment on roof

Address: Southmoor House, Southmoor Road, Manchester, M23 9XD

Ward(s): Brooklands Ward

Applicant: Ms Helen Macrow Summer Estate Holdings Limited The Stables, Newby Hall, Ripon, Harrogate, HG4 5AE

Agent (if any): Mr Daniel Bowman Elite Group Ltd Bayhouse, 93 Browgate, Baildon, Shipley, BD17 6BY

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 October 2022

Application details

Type of application: Prior approval - PV to non-dwelling

Development type: Notifications

Date of site visit: Site recently visited as part of consideration of application reference 133443/LE/2022 Visited on 12th April 2022

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is a series of industrial buildings forming Southmoor Industrial Estate, located to the west of Southmoor Road. To the north of the site lies an active railway line, while to the south are further industrial buildings within the Roundthorn Industrial Estate.



Application property is edged red

Trafford House and Southmoor House are located to the Southmoor Road side of the site and form distinctive buildings detached from those situated to the rear and west of larger scale warehousing type of buildings.

Description of proposal

The proposals seek the prior approval of the Council for the installation of rooftop mounted PV solar panels to Southmoor House located on the southern end of the site , the roof of the building is flat with the panels proposed to be mounted on these set in from the roof edge and not protruding more than 1m from the highest point of the flat roof.

Consultations & Notification Responses

Local Residents/Occupiers - No representations received.

Manchester Airport Aerodrome Safeguarding Officer - Recommends a glint and glare assessment be a pre-commencement requirement of the installation of the PV cells to ensure that the installation does not have an unacceptable impact on aviation.

Issues

In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14 Renewable Energy, Class J as amended the installation of solar PV equipment on the roof of a building is regarded as 'permitted development' subject to an application being made to the local planning authority for determination as to whether prior approval is necessary.

On the basis of the scheme being considered as a whole, the proposals can however be considered under the Permitted Development regulations, as the power output does not exceed 1MW.

The highest part of the solar PV equipment would be no higher than 1 metre above the highest part of the roof, and the installation will also sit below the existing roof parapet wall.

The proposed equipment is to be installed entirely on roof area and no part of the installation will lie within 1 metre of the external edge of that roof.

The site is not on article 2(3) land, designated as a scheduled monument, nor does it contain any listed buildings.

The capacity of the solar PV equipment installed to generate electricity at the site does not exceed 1 megawatt.

The solar PV equipment has been so far as practicable, sited so as to minimise its effect on the external appearance of the building and the amenity of the area.

The solar PV equipment is to be removed as soon as reasonably practicable when no longer needed.

Given the surrounding context, the proposed panels are highly unlikely to result in any impact in terms of glare on occupiers of neighbouring land. The proposed material used for the panels is unlikely to result in glare however on the advice of the Aerodrome Safeguarding Officer at Manchester Airport a glint and glare assessment is required to be submitted for approval prior to installation to ensure there are no impacts from glint and glare on aviation within the area.

On the basis of the criteria, which has been cross referenced with the relevant legislation contained within Schedule 2, Part 14 Renewable Energy, Class J of the GPDO, the proposed installation is considered permitted development.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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 received on 26th August 2022 and 9th September 2022 respectively:
Drawing reference 3163-001-GL01; and,
Location Plan (00) 001

2) Installation of the PV panels hereby approved shall not commence until a glint and glare assessment has been submitted to and approved by the City Council as local planning authority in order to confirm that the development hereby approved will not present a hazard to the aerodrome safeguarding criteria at Manchester Airport and helicopter operations at Wythenshawe Hospital. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of aviation safety, pursuant to Policy DM2 in the Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Yard 2, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Yard 1, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Titan Containers Self Storage, Southmoor Road, Manchester, M23 9LR

Schmitz Cargobull Uk Ltd, Units A1 And A2, Southmoor Industrial Estate, Timpson Road, Manchester, M23 9XD

Unit B2, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit B1, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit B, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit A9, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit A8, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit A7, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Aim Engineering, Units A3 And A4, Southmoor Industrial Estate, Timpson Road, Manchester, M23 9XD

Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR

Ground Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Second Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Third Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Car Spaces, Trafford House, Southmoor Road, Manchester, M23 9XD

Trafford House, Southmoor Road, Manchester, M23 9XD

Playing Field, Sacred Heart RC Primary School, Floatshall Road, Manchester, M23 1HP

LB Europe Ltd, Units A5 And A6, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR

JD Sports Gym, Southmoor Road, Manchester, M23 9DS

Maginus Software Solutions, Floats Road, Manchester, M23 9PL

Sacred Heart Rc Church, Floatshall Road, Manchester, M23 1HP

The Presbytery, Sacred Heart Rc Church, Floatshall Road, Manchester, M23 1HP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA