

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133313/P14J/2022

Date registered valid: 22 April 2022

Proposal: Prior Approval the installation of 875 no. roof mounted solar pv panels

Address: Manchester College Of Arts And Technology, Ashton Old Road,
Manchester, M11 2WH

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Niall Wright The Manchester College Ashton Old Road,
Manchester, M11 2WH

Agent (if any): Mr Neil Adshead Ellis Williams Architects Wellfield, Chester Road,
Preston Brook, Runcorn, WA7 3BA

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09 June 2022

Application details

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

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 27 April 2022 Expired: 18 May 2022

Neighbour notifications

Printed: 27 April 2022 Expired: 18 May 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

This application relates to the Openshaw campus of The Manchester College.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Manchester College is located within a predominantly commercial area of Openshaw. The application site is located in an urban setting of commercial buildings on Ashton Old Road within Openshaw and Clayton ward. The application site is located in a mixed area predominantly characterised by college properties to the west, east and north, commercial premises further to the east, Bridge college further to the west, and the Manchester to Marple rail line and associated former Ashburys sidings to the south. Whitworth Street runs in a west-east direction through the Openshaw campus route. A Stopping-up Order was obtained for Whitworth Street between Oddell Street and Clayton Lane South in 1997, effectively creating a pedestrianised link between the CUBE building, the Bungalow building and the rest of the campus.

Description of development

The proposals seek the prior approval of the Council for the installation of rooftop mounted PV solar panels (875 in number each measuring 2m in length and 1metre in width), the roof of the building has a series of pitches with the panels proposed to be mounted on these set in from the roof edge and not protruding more than 0.2m from the roof plane.

Consultations & Notification Responses

Local Businesses /Occupiers - No representations received.

Network Rail - Have confirmed this project will not affect signal sighting on the railway.

Environmental Health – Have no comments.

Highway Services - Highways have no objections regarding the proposed installation of roof mounted solar pv panels at Manchester College Of Arts And Technology. The equipment will be sited only within the curtilage of the site and will not impinge onto the adopted highway.

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and there should be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact the operation of adjacent units.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

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.

No part of the installation would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope. 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 areas 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.

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:

Article 35 Declaration

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, glare affecting road, and rail infrastructure, adjacent occupiers 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 31st March 2022 :

Design Statement; Planning documentation for the bearing system Pitched roof system for solar modules Project: 01-UK-Manchester College ASH Project-46055460-CCL Components Ltd-136351_Roof 1_ProLine Module type: LR4-72HPH 455M 2094 x 1038 mm; and Clampfit product sheet.

And information received on 22nd April 2022 :

Plan ref: MC-EWA-ZZ-XX-DR-A-00400 rev.P0 location plan; MCC-EWA-ZZ-ZZ-DR-A- 1051 rev.P0 proposed elevations; : and MC-EWA-XX-R1-DR-A- 10400 rev.P0 proposed roof plan

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

Ashburys Depot, Bessemer Street, Manchester, M11 2NN
Unit C, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
15 Kentmore Close, Manchester, M12 5FG
39 Clayton Lane South, Manchester, M12 5PG
37 Clayton Lane South, Manchester, M12 5PG
The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
Unit B5, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
Unit A7, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
Unit B6, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
J Allcock And Sons Ltd, Ambrose Street, Manchester, M12 5DJ
East City Library, Whitworth Street, Bradford, Manchester, M11 2WH
21 Assisi Gardens, Manchester, M12 5AS
19 Assisi Gardens, Manchester, M12 5AS
Units B2 And B3, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
Unit B1 And B4, The Dresser Centre, 16 Whitworth Street, Bradford, Manchester, M11 2NE
49 Whitworth Street, Bradford, Manchester, M11 2BZ
School Bungalow, St Francis Rc Junior School, Textile Street, Manchester, M12 5DJ
St Francis RC Primary School, Ellenbrook Close, Manchester, M12 5LZ
Unit 5, Medlock Court, Welcomb Street, Manchester, M11 2NB
Unit 4, Medlock Court, Welcomb Street, Manchester, M11 2NB
Unit 3, Medlock Court, Welcomb Street, Manchester, M11 2NB
Unit 2, Medlock Court, Welcomb Street, Manchester, M11 2NB
Unit 1, Medlock Court, Welcomb Street, Manchester, M11 2NB
33 Textile Street, Manchester, M12 5DJ
6 Kentmore Close, Manchester, M12 5FG
31 Textile Street, Manchester, M12 5DJ
20 Kentmore Close, Manchester, M12 5FG
18 Kentmore Close, Manchester, M12 5FG
16 Kentmore Close, Manchester, M12 5FG
14 Kentmore Close, Manchester, M12 5FG
12 Kentmore Close, Manchester, M12 5FG
10 Kentmore Close, Manchester, M12 5FG
8 Kentmore Close, Manchester, M12 5FG
4 Kentmore Close, Manchester, M12 5FG
2 Kentmore Close, Manchester, M12 5FG
Bradgate House, Groby, Leicester, LE6 0FA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2