



Planning

Joshua Lee
Telephone: 0161 219 2851
joshua.lee@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Peter Hewart
Igen Energy Ltd
3rd Floor Broadstone House
Broadstone Road
Reddish
SK5 7DL

Date: 17 April 2026

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.: 145280/P14J/2026

Description: Prior approval for the installation of 9700no rooftop Solar PV modules across 5no existing ICON and Alpha commercial units for a maximum of 4.3MWp.

Location: 1 Sunbank Lane, Manchester, WA15 0AF

Prior Approval

The proposed development raises no adverse issues in respect of external appearance, impact of glare on neighbouring properties 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 as part of planning application referenced 143537/P14J/2025:

a)	Application Form	26 Feb 2026	APPLICATION FORM
b)	Drawing - Location Plan	26 Feb 2026	THE LOCATION PLAN
c)	Drawing - Proposed ELEVATIONS	26 Feb 2026	SOLAR PV DETAILS AND
d)	Supporting Information ASSESSMENT - ICON	27 Feb 2026	GLINT AND GLARE

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015

Removal when no longer required

The solar PV equipment or solar thermal equipment will be removed as soon as reasonably practicable when no longer required.

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

WHMP

The development must be carried out in full accordance with the Wildlife Hazard Management Plan dated 04 March 2026, 2024_CUDDBENTLEY_ICON_MAN V1. All measures, monitoring arrangements, and management procedures set out within the Wildlife Hazard Management Plan shall be implemented before the solar PV equipment is brought into use and shall thereafter be adhered to for the lifetime of the development. If any amendments to the approved Wildlife Hazard Management Plan become necessary, updated details must first be submitted to and approved in writing by the Local Planning Authority in consultation with Manchester Airport Aerodrome Safeguarding. The development must then be carried out in accordance with the updated plan. Reason: To ensure the development does not increase the risk of wildlife or bird strike hazards to aircraft operating at Manchester Airport, in the interests of aviation safety, and to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing