

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144644/P14J/2025

Date registered valid: 28 November 2025

Proposal: Installation of a rooftop photovoltaic (PV) generation system on the Crumpsall Vale Intermediate Care facility

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Mr Ian Dean, Manchester University NHS Foundation Trust

Agent (if any): Miss Olu Rawa, Revolution Energy Services

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 January 2026

Application details

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

Development type: Notifications

Date of site visit: 17 December 2025

Standard consultations:

Printed: 2 December 2025 Expired: 23 December 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 17 December 2025 Expired: 10 January 2026

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: No

Tree Preservation Order: No

The application site relates to North Manchester General Hospital within the north Manchester ward of Crumpsall. The site subject to this application relates to the Crumpsall Vale Intermediate Care facility building, which sits to the most northern corner of the site. The property relates to a newer building within the hospital estate (see planning history for further details) and consists of a part single, part two, part three storey building consisting of a variety of different coloured brick, dark grey fenestration and elements of grey cladding. The building has a flat roof.

Description of area

The surrounding context is characterised by the numerous hospital buildings. The applicant site sits to the northern corner of the site and further west sits Delaunays Road.

Description of development

The application seeks prior approval for installation of a rooftop photovoltaic (PV) generation system on the Crumpsall Vale Intermediate Care facility. The system will consist of 248 JA Solar modules (model: JAM60D-42-530-LB-TS-BF) arranged across the flat roof using the K2 D-Dome 6.10 Express ballasted mounting system.

Planning History

The proposal is to be located on the Crumpsall Vale Intermediate Care facility. Such building within the hospital has various planning applications, but the host permission for such development relates to:

108559/FO/2015/N1- North Manchester General Hospital- Erection of part single, part two, part three storey building to form 24 bed intermediate care unit with associated landscaping and car parking following removal existing car parking area.

Approved 13 December 2016.

Consultations & Notification Responses

Local Residents

No local residents were consulted on this occasion given the site's location surrounded by non-residential, hospital buildings.

Manchester Airport Safeguarding Officer

The Manchester Airport Safeguarding Officer confirmed they had no objection to this development.

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Issues

The proposal has been assessed to determine accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 Renewable Energy, Class J.

It is considered that the proposed installation of solar PV equipment on the roof of a building for a non-domestic property would be permitted development subject to the submission of a prior approval application to the local planning authority with the following criteria being met. An assessment of the submission is made against the criteria within Part 14 Renewable Energy, Class J:

J.1

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and 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;

This stipulation does not apply to the current application- the applicant site has a flat roof.

(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

Within the submitted application form, the agent confirms the solar PV equipment would not be higher than 1 metre above the highest part of the roof. Submitted to-scale plans were provided for each roof which confirmed the panels would not exceed 1 metre in height.

(c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;

Within the submitted application form, the agent confirmed no part of the solar photovoltaic equipment would come within 1 metre of the external edge of the roof. A to-scale drawing was provided with the application showing the panels in relation to the edge of the flat roof. The

development was measured and at every point complied with stipulation C of the GPDO (SEE Figure 1).

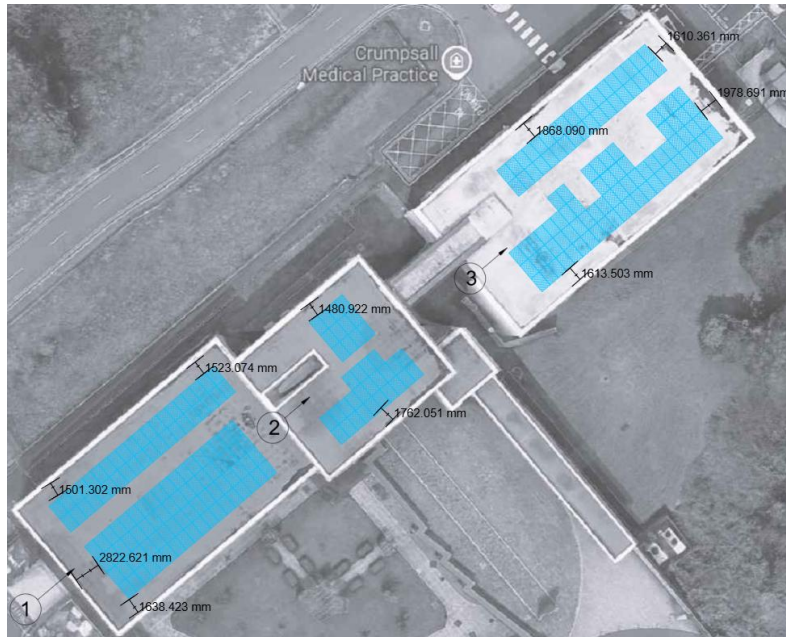


Figure 1, Distance of the proposed PV panels against the edge of the roof

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The application site is not within a site designated as a scheduled monument.

(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

The applicant building is not a listed building nor does the building sit within the curtilage of a listed building.

J.2

Development is not permitted by Class J(a) or (b) if—

(a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

The proposal would not involve the insertion of PV equipment on a wall- the equipment would only be installed on the roof of the building only.

J.4

(1) Class J development is permitted subject to the following conditions—

(a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area;

As the PV equipment would be sited on the roof of the building which is a flat roof, the proposal would not be easily visible from the surrounding hospital grounds. Whilst the proposal may be visible further away from the surrounding vantage points, given the nature of the building as an intermediate care facility and surrounding commercial context where supporting external equipment is common place, the proposal is not considered to create an adverse feature.

(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably

practicable when no longer needed.

No assessment on this criteria is required.

Conclusion

It is considered that the development would have a minimal impact on the related building area characterised by surrounding hospital buildings. The development would be permitted by the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 Renewable Energy, Class J. Given the comments of the Safeguarding Authority for Manchester Airport and height and location of the building, it is not considered that undue harm would be caused by glint and glare.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Article 35 Declaration

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

1)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.

1)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:

- Application Form, received by the City Council as Local Planning Authority on 28 November 2025.
- Drawing- Proposed- PV Roof Layout Sheet 1 of 1, numbered RES00349-2, received by the City Council as Local Planning Authority on 28 November 2025.
- Drawing- Proposed- PV Roof Layout Sheet 1 of 2, numbered RES00349-3, received by the City Council as Local Planning Authority on 28 November 2025.
- Drawing- Proposed- PV Roof Layout Sheet 2 of 2, numbered RES00349-4, received by the City Council as Local Planning Authority on 28 November 2025.
- Supporting Information- K2 Base Report, received by the City Council as Local Planning Authority on 28 November 2025.
- Supporting Information- Solar Edge Designer Report, received by the City Council as Local Planning Authority on 28 November 2025.
- Supporting Information- Technical Specification, received by the City Council as Local Planning Authority on 28 November 2025.
- Supporting Information- PV Single Line Diagram, numbered RES00349-1, received by the City Council as Local Planning Authority on 28 November 2025.

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

Informatives

1) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA