Design and Access Statement



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Site Address: Nazarene Theological College, Dene Road, Didsbury, Manchester, M20 2GU

Date: 19/03/2026

Geo Green Power

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Site: Nazarene Theological College, Dene Road, Didsbury, Manchester, M20 2GU

Proposal: 10.47kW roof mounted solar PV array

The applicant approached Geo Green Power to ask for advice on how they could best utilise renewable energy generation opportunities on their land to reduce the environmental impact of the college. Geo Green Power advised the installation of a 10.47kW roof mounted solar PV system.

1. Site

The proposed site is the 'Accommodation Block', a property associated with Nazarene Theological College, a religious college located in Manchester. Although this type of installation would usually come under Permitted Development *(Town and Country Planning 2015, Part 14 Renewable Energy, Class J),* as the solar panels would be located within the curtilage of a Listed property, this requires planning permission.

Figure 1: Ariel View of site (reference: 'Google Maps')



Figure 1b: Ariel View of proposed site (reference: 'Google Maps')



The property itself is not Listed, a Scheduled Monument or World Heritage Site nor does it fall within an Area of Outstanding Natural Beauty, Green Belt, National Park or Conservation Area. It is located adjacent to 'Nazarene Theological College', a Grade II Listed building.

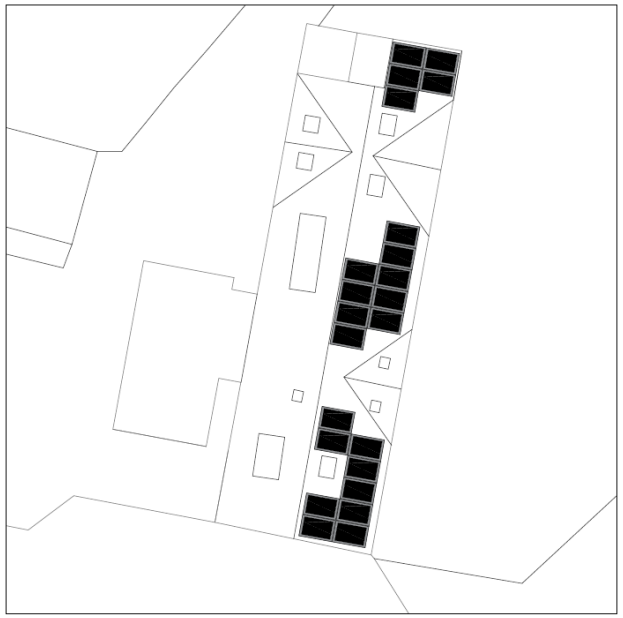
2. Character

Geo Green Power designs and installs solar PV systems with high regard for the aesthetics and impact on surrounding areas.

In order to meet the local requirements, Geo Green Power will be careful to ensure that this solar PV system is a non-permanent installation by using a pitched roof mounting system, therefore eliminating the need to fix the mounting system into concrete.

The solar PV modules to be utilised are 23 x Canadian Solar 455w panels (the datasheet has been included separately). These modules have a 2mm heat strengthened glass front cover with anti-reflective coating to ensure that there are no undesirable side effects related to light reflecting glare. The solar panels would be installed on several pitched roofs of the property.

Figure 2: Proposed solar PV layout (reference: Geo Green Power Ltd)



Proposed solar panels to be located on the on the pitched roof

Figure 2b: Proposed solar PV layout (utilising SolarEdge software)



The inverters will be mounted within the property, hidden from view, and therefore can be disregarded as part of this planning application. The cabling will run directly from the solar PV array to the existing supply. Scaled drawings have been included within the application showing the layout of the proposed panels. Once the PV system is no longer in operation the system will be removed immediately. Solar PV systems have no moving parts and therefore maintenance to the arrays is minimal. There should be no need for the array to be accessed on foot any more than 4 or 5 times over the duration of the guaranteed period of twenty years.

Pictures of the level of visibility of the site can be found in Appendix A Viewpoints

3. Access

The specific location for the proposed solar PV array is on top of the existing roofs of 'Hurlet Hall, Accommodation Block'. As such, this would not impact accessibility needs to public highways, cycle paths or foot paths nor access needed for emergency vehicles, or connections that these may require. The site has designated off-road parking, as can be seen in Figure 3, meaning no vehicles will need to use the public highway for manoeuvring or parking.

Figure 3: Vehicle access (reference: 'Google Maps')



The delivery schedule of installing this solar PV array will not greatly increase the level of traffic to the college. Over the course of this 5-day solar PV installation, contractor vans (such as Vauxhall Vivaros) will be making daily trips to site, including to deliver the solar panels, mounting kit and inverter. These will not

cause any over-run whilst accessing the site. These vans will access the site from 'Dene Road'. Existing access is to be used for the proposed installation. The size of the entrance allows for clear views of oncoming traffic. Due to the short timeframe of the project and limited number of vehicles required, this proposal would have minimal access impact. Visuals of the site entrance and access route can be found below in Appendix A 'Viewpoints'.

4. Community Safety

Geo Green Power will make the PV array as safe and secure as possible. This includes meeting specific health & safety requirements during installation and for the lifetime of the system. All inverters will be located above ground level and are type tested and IP rated. The proposed array will not have any moving parts that could impact the safety of the system. All work and materials used in the system will meet the relevant electrical and mechanical standards including, but not limited to, BS7671 compliance for any A/C components, and MCS compliance regulations for D/C components, G99 IET wiring regulations. Geo Green Power is NICEIC and CHAS Elite accredited.

The solar PV system will be installed on the rooftop of a private property so would not be accessible to the general public and thus not impact the safety of the general public

5. Environmental Sustainability

The applicant wishes to reduce the environmental impact of property and a 10.47kWpk solar PV array will reduce the carbon footprint by approximately 2.3 tonnes of CO2 per annum. This will reduce the environmental impact of the property on the surrounding area immediately.

The solar PV system would provide a public benefit. A portion the electricity that the solar PV system generates, but is not utilised, will be exported back to the grid and can be utilised by the public. This means that the public can also utilise electricity which has been generated by renewable energy, further reducing the reliance on fossil fuels and power stations. Additionally, as fossil fuels are responsible the majority of pollution, the solar PV system would reduce air pollution and subsequently improve the health of the surrounding area. The installation of the solar PV system would thus not solely serve the applicant but would also benefit other households

The solar PV system would have a limited impact on the appearance and openness of the surrounding area. A pitched roof mounting system will be utilised meaning that no concrete base or excavation is needed, and the land would remain unaffected. Additionally, the solar PV array will not be widely visible from the surrounding highways and properties and its location has been specifically selected because of this (see Appendix A 'Viewpoints'). We would draw attention to the fact that the site is already well contained by physical barriers within the landscape.

Furthermore, this location has not only been chosen for the minimal visual impact but also to assist in the development having minimal amenity impact. The site has been chosen because of the proximity to the private electricity supply to which it will be connected in to, and therefore the reduction in the amount of ancillary infrastructure needed to support the scheme.

The Climate Change Act commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. Solar energy is therefore capable of providing a source of energy at a time when there is an overall climate crisis in terms of energy supply and security within the UK. This solar PV array would allow this property to cut its CO2 production by 2.3 tonnes a year and result in 9,010kWh of electricity being generated from renewable resources per annum. One of the core principle planning policies of the NPPF is a move towards a low carbon economy and the Framework is clear in its support of renewable energy projects. The generation of renewable electricity at the site is a positive factor in favour of the proposal and it would make a valuable contribution in the context of wider environmental benefits.

It is important to note that paragraph 158 of the NPPF states:

158. When determining planning applications for renewable and low carbon development, local planning authorities should:

(a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions

In the future, should the PV array need to be moved or taken down, it is a non-permanent fixture and so can be done with minimal impact on the surrounding areas. Water sources and waste management will not be affected.

6. Cumulative Impact

Unlike large scale solar grid generation systems, this application is a proposal for a system that will directly feed the applicant's own business, allowing the applicant to lower their carbon footprint. The proposed system would produce energy similar to the applicant's private usage so this proposal is very specific to this particular set of circumstances and will not set a precedent for future large 'grid only' solar PV arrays. This project is one of the few practical alternatives there is to help the college to transition to a lower carbon energy use footprint. As it has been tailor made to fit the applicant's needs, there should not be a large surplus being exported to the grid and therefore any other surrounding installs should be considered separately rather than cumulatively.

7. Wildlife and Trees

When designing the current proposal, thought was given to section 11 of the NPPF. There shall be no security lighting installed so this solar PV system will not contribute to the light pollution of the surrounding area. Additionally, the system will not contribute to noise pollution as there are no moving parts in a solar PV system and therefore wildlife that may be situated in the surrounding trees and hedgerow shall not be adversely affected. Attention will be paid to bird breeding season. There will be no building demolition and there are no ponds in the vicinity.

Specific attention has also been paid to BS5837-2012 "Trees in relation to design, demolition and constructions". All existing hedgerows, trees and shrubbery that are currently at the applicant's site have been considered. It is well understood that these are all 'material considerations' in the planning process, and to this end, no demolition will need to occur in order to accommodate the proposal (section 5.4).

Section 5.3 of the BS5837-2012 outlines that the Root Protection Area of any on site tree should not be affected by the proposed development. The construction of this proposed development is purposefully roof mounted, minimizing disruption to the surrounding land and shrubbery. Furthermore, the development shall be situated far enough away from the trees so that direct damage to the development shall not occur, e.g. from falling branches, or seasonal nuisances, meaning that there will be no pressure in the future to remove these trees. Instead, the trees and shrubbery which provide character and visual amenity to the surrounding area shall be retained and not adversely affected.

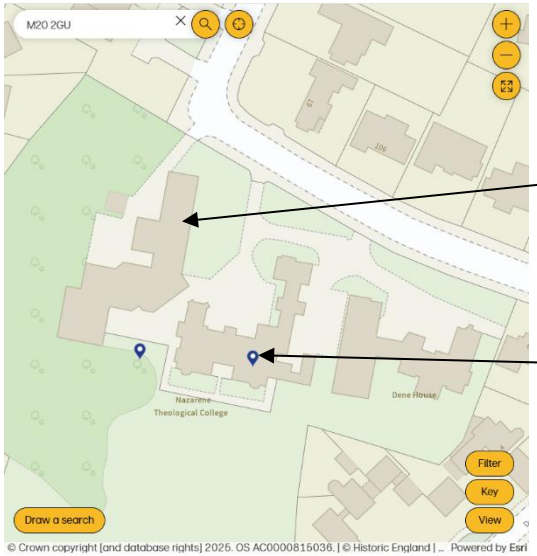
8. Heritage Statement

The proposed site itself is not a Listed Property, a Scheduled Monument or fall within a World Heritage Site, however it is adjacent to Grade II Listed property 'Nazarene Theological College'. As such, special attention has been given to ensuring that nearby heritage assets are preserved and are not affected by the proposed development. The closest heritage assets are:

-NAZARENE THEOLOGICAL COLLEGE, Grade: II, List Entry Number: 1217813 (approx. 17m away)

-WALLS AND STEPS TO GARDEN TO SOUTH AND WEST OF NAZARENE THEOLOGICAL COLLEGE, Grade: II, List Entry Number: 1282976 (approx. 60m away)

Figure 4: Heritage Map (reference: Historic England website)



Proposed solar installation location

Listed properties indicated by blue markers

Figure 4b: Heritage Map (reference: Historic England website)



The proposal seeks to install a 10.47kW roof mounted solar PV array which will not affect the heritage assets from a material point of view. The array would not be installed on any Listed properties and no physical demolition works or material works would be required on any Listed properties to facilitate the solar PV installation. Whilst in the grounds of a statutory Listed building, the proposed photovoltaics would be located on a separate building, the eastern side of the pitched roof of 'Hurlet Hall, Accommodation Block' and would therefore be visible to the Listed property 'Nazarene Theological College' and 'Walls and steps to garden to south and west of Nazarene Theological College'.

Only the side elevation of the panels would be most visible from the Listed assets. As the panels are only 30mm (3cm) thick visibility of the panels would be minimal, particularly from 'Walls and steps to garden south and west of Nazarene College'. The face of the solar panels would be visible from the Listed property from certain viewpoints. The visual impact would be mitigated by the utilisation of black panels. This would reduce the contrast between the panels and the existing roof tiles and create a more visually pleasing result. Additionally, the solar panels have a 2mm heat strengthened glass front cover with anti-reflective coating to ensure that there are no undesirable side effects related to light reflecting glare. Solar panels are specifically designed to absorb, not reflect, light so glare is kept to a minimum. The panels would present no physical harm to the Listed properties or Heritage Assets; only minor visual harm would arise. Substantial screening lies between the proposed development site and surrounding properties, including shrubbery, trees and other properties. This means that the proposal will not be highly visible to other surrounding Listed properties either during installation or once completed.

We would draw attention to the fact that air pollution has been cited as causing a 'Public Health Crisis'; very real physical harm is currently being caused by pollution. A recent report by the Royal College of Physicians revealed that 99% of the UK population was now breathing in "toxic air" and that air pollution was killing 500 people a week and costing £27bn a year in ill health, NHS care and productivity losses. The installation of the solar PV system would significantly reduce carbon emissions of the business and contribute to the reduction of air pollution on the surrounding area. This significant physical benefit to the public far outweighs the comparatively minor visual harm resulting from the solar PV installation.

Additionally, the proposal does not contribute to the noise or light pollution of the surrounding area and therefore this will have no negative impact on the heritage assets either. Rather the proposal would generate clean renewable energy, reducing pollution of the surrounding area, meaning that there would only be positive effects on the heritage assets and the surrounding area.

As such, the proposal would result in less than substantial harm to the significance of the designated heritage assets; the public benefit far outweighs the minor visual harm arising from the scheme.

9. Conclusion

Overall, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and the use of appropriate materials. The proposal would not materially affect the existing access and the surrounding heritage assets would continue to be conserved. The proposal would present no harm to the public but rather is a viable solution to transition the business into utilising renewable technology in order to lower the applicant's carbon footprint.

Appendix A: Viewpoints (reference: 'Google Maps')



Viewpoint A:Lancaster Road



Viewpoint B: Dene Road



Viewpoint C: Dene Road



Viewpoint D: Dene Road



Viewpoint E: Site

