

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144932/P14J/2026
Date registered valid: 13 January 2026
Proposal: Prior approval for the installation of 302no. solar PVs.
Address: Co-op Academy Belle Vue, 450 Hyde Road, Manchester, M12 4BA
Ward(s): Longsight Ward

Applicant: Sue Sparrows, Co-op Academy Belle Vue
Agent (if any): Mr Paul Carter, NPS Energy Ltd
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 February 2026

Application details

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

Development type: Notifications

Date of site visit: 19 February 2025

Standard consultations:

Printed: 14 January 2026 Expired: 4 February 2026

Neighbour notifications

Printed: 14 January 2026 Expired: 4 February 2026

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: No

Tree Preservation Order: No

Description of area

This application relates to a recently constructed part three, part two storey flat roofed school building, set within playing fields, open space and car parking. The school is visible from Hyde Road (north) and Kirkmanshulme Lane (south). A mix of residential uses are located the north of the site. Commercial uses are also located to the west of the site. Housing is located to the west and south – east of the site. The National Speedways Stadium is located to the south-west.



Fig. 1 – Views of the application site from Hyde Road and Kirkmanshulme Lane

Description of development

The development would involve:

Block A (three storey part of the building (north-west) – Two grouped arrays of PV panels would be formed to the north-western and southern section of the roof respectively.

Block B (two storey part of the building south-west) – An array of PV panels arranged in nine blocks covering the substantive part of the roof.

A total of 302 panels would be installed with an overall capacity of 161.57kWp. The panels would have an east west orientation. Individual panels would have a length of 2063 mm, width of 1134 mm and depth of 30 mm.

Site history

The site has an extensive site history. The following permissions relate to the current use of the site as a school.

- i. 135066/JO/2022 - Approved - 09.12.2022
Former Showcase Cinema, Hyde Road, Manchester, M12 5AL.

Variation of conditions 2 (specified plans) and 22 (operating hours of outdoor pitches) attached to planning permission, ref: 129076/VO/2022 to enable the use of the outdoor pitch on Mondays to Fridays 0830 to 2100hrs, on Saturdays 0900 to 2100 hrs and Sundays on 1000 to 2000 hours, and elevational alterations including the installation of an external flue to a classroom

ii. 135089/NMC/2022 - Approved - 24.10.2022

Site of Former Showcase Cinemas, Hyde Road, Manchester, M12 5AL.

Non material amendment to planning permission 129076/VO/2021 to enable elevational alterations,

iii. 129076/VO/2021 - Approved - 28.04.2021

Former Showcase Cinema, Hyde Road, Manchester, M12 5AL.

CITY COUNCIL DEVELOPMENT Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment following the demolition of existing cinema building

Consultations & Notification Responses

Local residents and businesses – No comments received.

Manchester Airport Safeguarding Officer – No objection.

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/>

[The above procedures are attached as a condition.]

Issues

The proposal has been assessed with reference to and to determine accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 Class J – installation or alteration etc of solar equipment on non-domestic premises

The proposed installation of solar PV panels would appropriately respond to the following criteria for prior approval for the reasons set out below:

J.1 Development is not permitted by Class J if—

(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;

Would not apply as the equipment would be fitted to 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);

The submitted details confirm that the proposed panels would have a maximum protrusion of 450 mm from the plane of the flat roof.

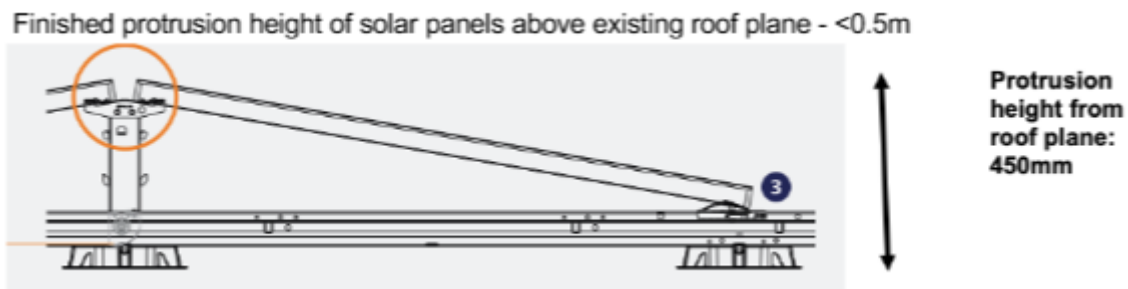


Fig.2 – Representation of the maximum protrusion from the roof

(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;

The submitted drawings confirm that the proposed panels would maintain a minimum distance of 1900 mm from the external edge of the roof.



Fig.3 – Position of the proposed PV panels

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

The application property would not affect or be related to a schedule 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 application property is neither listed or 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;

Not applicable as the installation relates to a flat roof.

(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

Not applicable as the installation relates to a flat roof.

(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.

Not applicable as the installation relates to a flat roof and the site is not on article 2 (3) land.

Conditions

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; and

The application (school) building is in an open setting incorporating significant distances to the street. The proposed configuration of the flat roof would screen the panels. The panel would not, therefore, be visible from the highway or nearby housing.

(b)the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

An assessment of the longevity of the siting of the PV panels is not required as part of the development.

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

N/A

Condition(s) to be attached to decision for approval

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:

Document referenced: Coop Academy Prior Approval Supporting Information prepared by NPS Solar received by the Council as local planning authority on 13 January 2026.

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

2) 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.

Informative

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

11 Bracewell Close, Manchester, M12 5WQ
15 Bracewell Close, Manchester, M12 5WQ
14 Bracewell Close, Manchester, M12 5WQ
10 Bracewell Close, Manchester, M12 5WQ
Gala Bingo, Kirkmanshulme Lane, Manchester, M18 7BA
Former Rileys, Kirkmanshulme Lane, Manchester, M18 7BA
64 Ellen Wilkinson Crescent, Manchester, M12 4JU
Former Indulge Suite, Hyde Road, Manchester, M12 5AL
3 Bracewell Close, Manchester, M12 5WQ
19 Bracewell Close, Manchester, M12 5WQ
14 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Bracewell Close, Manchester, M12 5WQ
1 Bracewell Close, Manchester, M12 5WQ

70 Ellen Wilkinson Crescent, Manchester, M12 4JU
39 Ellen Wilkinson Crescent, Manchester, M12 4JU
33 Ellen Wilkinson Crescent, Manchester, M12 4JU
29 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Bracewell Close, Manchester, M12 5WQ
6 Bracewell Close, Manchester, M12 5WQ
5 Bracewell Close, Manchester, M12 5WQ
4 Bracewell Close, Manchester, M12 5WQ
18 Ellen Wilkinson Crescent, Manchester, M12 4JU
16 Ellen Wilkinson Crescent, Manchester, M12 4JU
76 Ellen Wilkinson Crescent, Manchester, M12 4JU
43 Ellen Wilkinson Crescent, Manchester, M12 4JU
41 Ellen Wilkinson Crescent, Manchester, M12 4JU
37 Ellen Wilkinson Crescent, Manchester, M12 4JU
35 Ellen Wilkinson Crescent, Manchester, M12 4JU
31 Ellen Wilkinson Crescent, Manchester, M12 4JU
74 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Ellen Wilkinson Crescent, Manchester, M12 4JU
17 Bracewell Close, Manchester, M12 5WQ
13 Bracewell Close, Manchester, M12 5WQ
4 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Ellen Wilkinson Crescent, Manchester, M12 4JU
10 Ellen Wilkinson Crescent, Manchester, M12 4JU
9 Bracewell Close, Manchester, M12 5WQ
7 Bracewell Close, Manchester, M12 5WQ
21 Bracewell Close, Manchester, M12 5WQ
2 Bracewell Close, Manchester, M12 5WQ
16 Bracewell Close, Manchester, M12 5WQ
18 Bracewell Close, Manchester, M12 5WQ
20 Ellen Wilkinson Crescent, Manchester, M12 4JU
72 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Ellen Wilkinson Crescent, Manchester, M12 4JU

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