Dated: 5 Jan 2026

Planning Statement

Prior Notification for Roof Mounted Solar PV on Non-Domestic Premises

HMG Paints Ltd, Riverside Works, Collyhurst Road, Manchester, M40 7RU

Introduction

This Planning Statement has been prepared in support of a Prior Notification application submitted pursuant to Schedule 2, Part 14, Class J(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The purpose of this submission is to seek confirmation from the Local Planning Authority that prior approval is not required for the installation of roof-mounted solar photovoltaic (PV) equipment at Riverside Works, Collyhurst Road, Manchester, M40 7RU.

Site Location & Development Proposals

The proposals involve the installation of roof-mounted solar PV equipment on the buildings forming part of HMG Paints Ltd, a long-established industrial paints manufacturer. The site is located within an industrial area positioned around Moss Brook, a small tributary of the River Irk. The site is relatively isolated, with only one other commercial premises located in the immediate vicinity of the proposed development.

Access to the site is taken from Collyhurst Road, which connects to the wider highway network via the A6010 (Queens Road) to the north and the A665 (Angel Street) to the south, approached through Dantzic Street.

The application site is located within an established industrial area and is bordered by only one other commercial premises in the immediate vicinity. The site is enclosed by high-security steel palisade fencing along its perimeter. The northern boundary comprises a dense belt of woodland and hedgerow, beyond which lie the railway works approximately 280 metres to the north. To the east, the site adjoins Collyhurst Road, which separates it from the neighbouring industrial premises. The southern boundary is similarly defined by a substantial wooded area that extends northwards along the eastern edge of the site. This woodland on the eastern boundary is approximately 75 metres in width, provides a significant natural buffer between the application site and areas beyond.

HMG Paints Ltd is a major local employer in the manufactural of specialist paint products and the proposed installation will deliver a reduction in their electricity costs at a time of significant energy price volatility. The development will also strengthen the site's energy resilience by reducing reliance on the National Grid and will improve the

organisation's sustainability performance through the generation of on-site renewable energy. In turn, the proposal aligns with wider national objectives for carbon reduction and supports the Government's overarching Net Zero commitments.

Compliance with Paragraph J.1 of Part 14 Class J of the GPDO

Class J of the GPDO whereby development is not permitted in relation to other solar PV equipment on the roof of a building, as follows:

1. ***The solar PV equipment of solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2m beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope.***

All solar PV that is situated on the pitched roofs will not protrude more than 0.2m beyond the plane of the roof slope.

2. ***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 1m above the highest part of the roof (excluding chimney).***

All solar PV equipment that is situated on flat roofs will not exceed higher than 1m than the highest part of the roof.

3. ***The solar PV equipment or solar thermal equipment would be installed on a roof and within 1m of the external edge of that roof.***

The submitted planning drawings illustrate that the solar equipment will not be installed within 1m of the external edge of the roof.

4. ***In the case of article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway.***

The site does not lie on article 2(3) land.

5. ***The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument.***

The site is not designated as a scheduled monument.

6. ***The solar PV equipment or solar thermal equipment would be installed on a listed building or a building within the curtilage of a listed building.***

The site does not include any listed buildings.

Compliance with Paragraph J.3 of Part 14 Class J of the GPDO

The proposals do not conflict with any of the circumstances outlined in Paragraph J.3 of Part 14 Class J of the GPDO:

1. Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed to generate electricity exceeds 1MW.

The total capacity of the proposed solar equipment will be approximately 460kW of array and will not therefore exceed this limitation.

Compliance with Paragraph J.4(2) of Part 14 Class J of the GPDO

In accordance with Paragraph J.4(2) of Part 14, Class J of the GPDO, the developer is required to apply to the Local Planning Authority for a determination, prior to commencement of works, as to whether prior approval is required in respect of the design and external appearance of the development, with regard to the potential for glare impacting occupiers of neighbouring land.

The proposed Solar PV modules will be positioned on the south, east, and west facing pitches of the existing roofs and across the flat roof areas. Due to the extensive hedgerow and woodland planting along the southern, eastern and northern boundaries, the visual impact of the installation will be minimal. Although Collyhurst Road runs north–south along the eastern boundary and includes a public right of way, no panels will face directly toward the road, further limiting visibility.

From surrounding public viewpoints, the PV equipment will generally not be perceptible due to the height and pitch of the buildings, combined with the natural screening and the presence of neighbouring industrial structures. These factors also ensure that the proposal will not generate unacceptable glint or glare for nearby receptors.

As roof-mounted solar PV is a common and established feature within industrial estates, the installation will not appear visually intrusive or out of character. Several buildings within the wider area already accommodate comparable systems, reinforcing the suitability and appropriateness of the proposal in both visual and character terms.

Conclusions

It has been clearly demonstrated that the proposals comply with the requirements of Paragraphs J.1 and J.3 of Part 14, Class J of the GPDO. Although schools and residential properties are located in the wider area, the location, design and external appearance of the proposed roof-mounted PV installation would not create a visually intrusive or incongruous feature within this established industrial context.

Views of the panels from public vantage points will be extremely limited due to the height and orientation of the host building, together with the character of the surrounding built form. Accordingly, it is considered that the prior approval of the Local Planning Authority is not necessary in this case.