



Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	North Manchester General Hospital
Address Line 1	Delaunays Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M8 5RB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
384880	402381

Description

The proposed works comprise the 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. This mounting solution is designed for low-pitched and flat roofs and enables east–west module orientation to optimise yield while limiting roof penetration.

A total of 126 SolarEdge S1400 power optimisers will be deployed to enhance module-level performance, improve energy harvesting, and provide integrated safety shutdown functionality. The array will be connected to a SolarEdge SE100K Synergy Manager inverter unit. All DC and AC cabling will be routed in accordance with relevant standards, including BS 7671, and will be securely managed to avoid trip hazards, minimise UV exposure, and protect roof integrity.

To facilitate safe access for installation and future maintenance, perimeter guardrails will be installed on the roof. These will be non-penetrative systems where feasible to preserve the integrity of the existing roofing membrane.

The installation will not require structural alterations to the building. Load assessments undertaken as part of the design process ensure that the combined weight of the PV modules, mounting system, ballast, and guardrails remains compliant with allowable roof loadings. The works are expected to have minimal visual impact due to the low-profile mounting arrangement and setback from roof edges.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Dean

Company Name

Manchester University NHS Foundation Trust

Address

Address line 1

International House

Address line 2

Ledson Road

Address line 3

Town/City

County

Manchester

Country

United Kingdom

Postcode

M23 9GP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Olu

Surname

Rawa

Company Name

Revolution Energy Services

Address

Address line 1

Unit L3 Deacon Trading Estate

Address line 2

Morley Road

Address line 3

Town/City

Tonbridge

County

Country

Postcode

TN9 1RA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

☒ Flat

☐ Pitched

Would any part of the solar photovoltaic equipment be higher than 1 metre above the highest part of the roof (excluding any chimney)?

☐ Yes

☒ No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

☐ Yes

☒ No

Would the total electrical generation capacity of all the equipment installed on the building under permitted development rights (previously and in this proposal) total no more than 50 kilowatts?

☐ Yes

☒ No

Please note: This question was added to confirm proposals exceeded the 50 kilowatt 'microgeneration' threshold. A previous question on the total generation capacity exceeding 1 megawatt was removed after this limitation was lifted by government on 21 December 2023.

Would the solar photovoltaic equipment be installed on any part of the roof of a building that is:

- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Please note: This question was updated to remove reference to installation on roof slopes fronting highways on Article 2(3) land after this limitation was lifted by government on 21 December 2023.

Description of Proposed Works

Please describe the proposed development:

The proposed works comprise the 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) installed across the flat roof using the K2 D-Dome 6.10 Express ballasted mounting system. A total of 126 SolarEdge S1400 power optimisers will be installed and will be connected to a SolarEdge SE100K Synergy Manager inverter unit.

All DC and AC cabling will be routed in accordance with relevant standards, including BS 7671, and will be securely managed to avoid trip hazards and protect roof integrity. To facilitate safe access for installation and future maintenance, perimeter guardrails will be installed on the roof. The works are expected to have minimal visual impact due to the low-profile mounting arrangement and setback from roof edges.

Declaration

I/We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Bethany Stewart

Date

27/11/2025