



Planning

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Mr Justin Scott
Sunbird Solar Solutions (UK) Limited
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Date: 25 November 2025

Dear Sir or Madam,

Class J, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 144263/P14J/2025

Description: Prior approval for installation of a roof mounted solar PV system generating 127 kWp, comprising of 294 x Astro N5 435 Wp panels or similar.

Location: The Royals, 353 Altrincham Road, Manchester, M22 4BJ

Removal when no longer required

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.

Prior Approval

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 submitted as part of planning application referenced 144263/P14J/2025:

- | | | | |
|----|-------------------------|-------------|--------------------|
| a) | Application Form | 14 Oct 2025 | APPLICATION FORM |
| b) | Drawing - Location Plan | 14 Oct 2025 | GBR066-00-GAD-001 |
| c) | Drawing - Proposed | 14 Oct 2025 | GBR066-00-GAD-002 |
| | OVERALL SOLAR PV LAYOUT | | |
| d) | Supporting Information | 14 Oct 2025 | PLANNING STATEMENT |

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

Aviation Glint and Glare

Prior to commencement, the submission of an Aviation Perspective Glint and Glare Assessment of the proposed solar installations is to be submitted to the City Council as

LPA, in consultation with the aerodrome safeguarding authority for Manchester Airport (MAN); demonstrating no harmful impact to operations at MAN. The Glint and Glare Assessment is to assess at least the following aviation receptors:

- o Runway approach paths starting at 10NM from the runway threshold at 3000ft at a 3-degree glide slope down to 15m above the runway threshold in a straight line. With a receptor located at least at every 1NM interval
- o 2 Mile Runway approach paths - expected luminance is not to exceed 20,000cd/m²
- o ATC Tower visual cab - we require predictions of no glint and glare towards ATC
- o Visual flight rule routes as defined within the UK Aeronautical Information Package

Reason: To ensure no detrimental impact to aviation operations at MAN caused by glint or glare to critical aviation receptors pursuant to the town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing