

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144397/P14J/2025

Date registered valid: 30 October 2025

Proposal: Prior approval for installation of a roof mounted solar PV system

Address: Ground Floor, The Windrush Millenium Centre, 70 Alexandra Road,
Manchester, M16 7WD

Ward(s): Moss Side Ward

Applicant: Mr David Cooke, DVC Group Ltd

Agent (if any): Mr David Cooke, DVC Group Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 November 2025

APPLICATION DETAILS

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

Development type: Notifications

Standard consultations: Printed: 6 November 2025 Expired: 27 November 2025

Neighbour notifications: Printed: 6 November 2025 Expired: 27 November 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a mixed development comprising offices, workshops and IT works suite accommodated in part 3 storey/part 2 storey buildings with associated car parking.

Description of area

The proposal is in a mostly residential part of the Moss Side ward of Manchester. St Mary's C of E Primary School is located on the western boundary and Alexandra Park Health Centre to the southern.

Description of development

Prior approval for installation of a roof mounted solar PV system

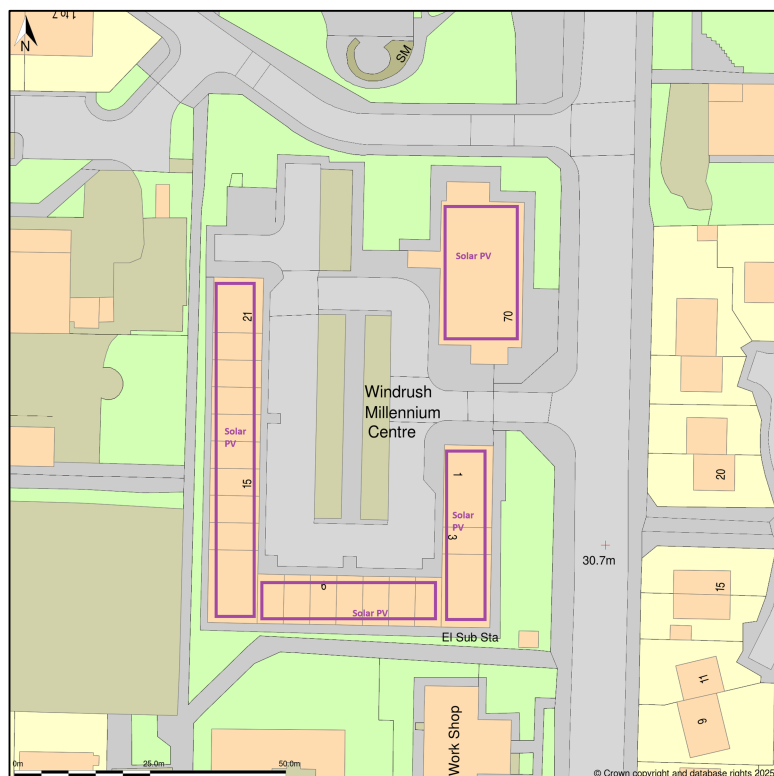


Figure 1. Proposed PV locations

PLANNING HISTORY

070015/FO/2003/S1

Description: Erection of a mixed development comprising offices, workshops and IT works suite accommodated in part 3 storey/part 2 storey buildings with associated car parking

Decision: Approved 22/01/2004

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Aerodrome Safeguarding

They had no objections to the proposed development recommending the attached of a bird risk condition and a tall equipment informative

Notifications

Local Residents

No representations were received.

RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
 - Schedule 2
 - Part 14 - Renewable energy
 - Class J - installation or alteration etc of solar equipment on non-domestic premises
- [The town and country planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002](#)

Principle

The application is for prior approval where the principal of the development is set out in law. The City Council as LPA can assess the development against the conditions within the legislation as set out below.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Part 14, Class J

Development not permitted if –

J.1 Development is not permitted by Class J if—	Comments
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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;	The proposed will be installed on 2no pitched roofs as shown on the submitted documents; and the solar PV equipment would not be higher than 0.2 metre above the highest part of the 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);	
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 solar PV equipment will not be installed within 1 metre of the external edge of the roofs as shown on the submitted documents
d. [Omitted 2023]	
e. the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument	The solar PV equipment is not being installed on a site designated as a scheduled 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 solar PV equipment is not being installed on a listed building

Conditions

J.4 Class J development is permitted subject to the following conditions	Comments
1) 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 b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	The solar PV equipment is located on shallow pitched roofs with limited views from street level and incorporating into the modern mixed use buildings. The installation has been sited, so far as practicable, to minimise its effect on the building and amenity of the area. A condition has been added to ensure removal when no longer required.
2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.	Application received 30 October 2025.
3) The application must be accompanied by— a) written description of the proposed development. b) a plan indicating the site and showing the proposed development. c) the developer's contact address; and	Application with required documents received 30 October 2025. The applicant was asked for a scaled site plan showing the proposed PV array which they subsequently provided.

d) the developer's email address if the developer is content to receive communications electronically. e) together with any fee required to be paid.	
4) The local planning authority may refuse an application where, in the opinion of the authority— a) the proposed development does not comply with, or b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	The application complies with the conditions limitations and restrictions as set out.
5) Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	Sub-paragraphs (6) and (8) applicable.
6) The local planning authority must give notice of the proposed development— a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which— i) describes the proposed development; ii) provides the address of the proposed development; iii) specifies the date by which representations are to be received by the local planning authority; or b) by serving a notice in that form on any adjoining owner or occupier.	Neighbour notification letters were posted on 06 November and had 21 days to respond. Manchester Airport Safeguarding were notified of the proposed development on 06 November 2025 and had 21 days to respond.
7) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application.	No further information required.
8) The local planning authority must, when determining an application— a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.	No public representations received. Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of a Bird strike condition and informative regarding tall equipment. The NPPF states how "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels)" Para 167. The proposed development aligns with the NPPF.
9) The development must not begin before the occurrence of one of the following— a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;	The decision notice forms the written notice giving prior approval.

b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.	
10) The development must be carried out— a) where prior approval is required, in accordance with the details approved by the local planning authority; b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing	Specified plan condition attached to decision for approval.
11) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.	Relevant conditions attached to decision for approval.
12) When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded	Not applicable

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.

CONCLUSION

The proposed installation of roof-mounted solar PV panels at The Windrush Millennium Centre complies with the limitations and conditions of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The development has been assessed against relevant legislation and policy, including the NPPF, and raises no adverse issues in respect of design, external appearance, or impact on amenity. It supports national and local objectives for renewable energy and carbon reduction. Subject to the recommended conditions, prior approval is granted as the proposal is acceptable in planning terms.

RECOMMENDATION

1. 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 144397/P14J/2025:

- | | | |
|----------------------------|-------------------------|------------------|
| a) Application Form | 30 Oct 2025 | APPLICATION FORM |
| b) Drawing - Location Plan | Drawing - Location Plan | 30 Oct 2025 |
| c) Drawing - Proposed | 11 Nov 2025 | PROPOSED PV PLAN |

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

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

1. 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.

2. Bird proofing

In the event populations of birds become attracted to the arrays mitigation shall be installed to prevent birds accessing underneath the panels e.g. bird proof netting.

Reason: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a Birdstrike to aircraft using MAN N.B. This is also in the interests of the site to avoid the issues with large numbers of birds being attracted to the array.

INFORMATIVE(S)

1. Airport – Tall equipment

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

Manchester Young Lives, Moss Side Adventure Playground, Whitnall Street, Manchester, M16 7ND
Right, 2 Whitswood Close, Manchester, M16 7AW

Office 2.1, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 1.1, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 18, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 13, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

FIRETECH (UK) LIMITED, Unit 12, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 10, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 15, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

IMAAN SOLICITORS, Unit 16, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 2.3, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 2.2, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 1.2, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 19, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 2, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 4, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 7, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 9, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 11, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 14, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 20, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 21, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 2.4, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

GINGERBREAD, Office 2.5, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 0.1, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 0.2, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 3, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 5, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 6, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 8, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Unit 17, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD

Office 1.7, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Office 1.6, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Office 1.5, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Office 1.4, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Alexandra Park Health Centre, 2 Whitswood Close, Manchester, M16 7AP
15 Adscombe Street, Manchester, M16 7AF
1 Adscombe Street, Manchester, M16 7AF
20 Tugford Close, Manchester, M16 7LD
7 Adscombe Street, Manchester, M16 7AF
18 Tugford Close, Manchester, M16 7LD
10 Tugford Close, Manchester, M16 7LD
13 Tugford Close, Manchester, M16 7LD
Office 2.7 The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Office 2.6 The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Moss Side Childrens Centre, 30 Selworthy Road, Manchester, M16 7UH
Office 1.3, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Unit 21A, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
Alexandra Park Housing Office, 130 Alexandra Road, Manchester, M16 7WD
16 Tugford Close, Manchester, M16 7LD
14 Tugford Close, Manchester, M16 7LD
12 Tugford Close, Manchester, M16 7LD
15 Tugford Close, Manchester, M16 7LD
11 Tugford Close, Manchester, M16 7LD
9 Tugford Close, Manchester, M16 7LD
3 Adscombe Street, Manchester, M16 7AF
Unit 1, The Windrush Millenium Centre, 70 Alexandra Road, Manchester, M16 7WD
13 Adscombe Street, Manchester, M16 7AF
11 Adscombe Street, Manchester, M16 7AF
9 Adscombe Street, Manchester, M16 7AF
5 Adscombe Street, Manchester, M16 7AF
2 Triscombe Way, Manchester, M16 7TX

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA