Planning

Growth & Development

Delegated officer report for planning application

Application no.	144747/FO/2025
Date registered valid:	19 December 2025
Proposal:	Installation of 56no. PV solar panels to roof.
Address:	Land At The Junction Of Devonshire Street And Coverdale Crescent, Manchester
Ward(s):	Ardwick Ward
Applicant:	Mr Josh Hart, Jigsaw Homes North
Agent (if any):	Mr David Dickerson, DK-Architects
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4th February 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 January 2026

Standard consultations:
Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications
Printed: 5 January 2026 Expired: 26 January 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
The proposed site is bounded by Coverdale Crescent to the north and Devonshire Street to the west and covers an area of 0.2ha. The site has been recently redeveloped with two storey block of 24 apartments (Supported Housing) with ancillary communal space, associated vehicular access, car parking, landscaping and boundary treatment (ref:138482/FO/2023).

Planning History
138482/FO/2023- Erection of a two storey block of 24 apartments (Supported Housing) with ancillary communal space, associated vehicular access, car parking, landscaping and boundary treatment.
Land At Junction Of Devonshire Street & Coverdale Crescent, Manchester.
Approved 13.03.2024

105425/FO/2014/N2 (Part of a wider site) - Development of 2 geothermal exploration deviated bore holes to an approximate depth of 3,200 metres (vertical borehole to a depth of 740m before deviation occurs), to be used subsequently as operational wells, in conjunction with planning application ref: 101118/FO/2012/N2 for a geothermal heat plant. Approved 17.10.2014

101118/FO/2012/N2 -Development of a geothermal heat plant comprising 2 exploration vertical bore holes (to be used subsequently as operational wells) to an approximate depth of 3,200 metres with underground operating centre, associated single storey structure, associated plant and machinery, car parking, boundary treatment and lighting. Approved 25.10.2013

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The site is bounded by a Treatment and Recovery Centre to the south, residential properties to the east, a car repair garage and drive thru restaurant to the west and an area of grass and trees to the north of Coverdale Crescent.

Description of development
Consent is sought for the installation of 56no. PV solar panels to the two flat roofed areas of a two storey block of 24 apartments (Supported Housing).

Consultations & Notification Responses
Local residents/Local businesses – No comments received.

MAG Group Aerodrome Safeguarding Authority – have no objection to this development.

Policy Legislative and Policy Context

Places for Everyone (2022-2039)
Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on 21st March 2024.

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Paragraph 1.43 states that the plan has adopted a 'brownfield preference' through its policies. Policy JP-S1 relating to sustainable development reflects this, stating that 'preference will be given to using previously developed land and vacant buildings to meet development needs'.

Paragraph 1.52 highlight's that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, Policy JP-S2 encourages the delivery of nature-based solutions and biodiversity net gain.

The National Planning Policy Framework (December 2024)
This Framework represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment. The Framework re iterates that planning law requires that applications for planning permission must be determined in accordance with the

development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

Section 14 'Meeting the challenge of climate change, flooding and coastal change' Paragraph 161 seeks that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
The proposed building has been designed with a fabric first approach. The siting of 56 PV panels on the roof would contribute to the delivery of a sustainable development. On this basis, it is considered that chapter 14 would be appropriately responded to.

Draft National Planning Policy Framework - 16th December 2025
The Government has published a consultation National Planning Policy Framework. Of relevance to the application proposal, the draft NPPF makes it clear that Local Planning Authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
-In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists, and improve opportunities for walking, wheeling, cycling and public transport; support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities; Use design approaches which conserve energy and other resources; Take advantage of opportunities to re-use existing structures and materials, including by re-using non-contaminated excavated soil and hardcore within the site.
- To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible/ to facilitate easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services.

Local Development Framework
The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027. 'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

The following policies within the Core Strategy are considered relevant:

Policy EN1 Design Principles and Strategic Character Areas

Policy EN1 advises that development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
Policy EN4 concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
(Elements within policy EN4 have been superseded by Places for Everyone policy JP-S2).

Policy EN 8 (Adaptation to Climate Change)
Policy EN8 states all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:
- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability.
-Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways.
- The need to control overheating of buildings through passive design.
- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.
(Specific elements relating to flood risk and linked diverse green spaces within policy EN8 have been superseded by Places for Everyone policies JP-S2, JP-S4 and JP-G8).

The scheme would involve the installation of 56 PV panels to roof. The use of renewable energy would accord with the aspirations within policy EN8.

Policy DM1 'Development Management' all development should have regard the following specific issues:
- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.
These matters have all been considered and assessed as part of the detailed analysis of the application.

Policy DM2 – Aerodrome Safeguarding

Policy DM2 states that development that would affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.

As set out within the issues section of this report below, the application is considered to accord with these policies.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020).
This document was published in February 2020 and sets out the Council high level strategy for Manchester to be a thriving, zero carbon, climate resilient city.

The installation of PV panels , in conjunction with the fabric first approach which has been incorporation into the design of the building when it was approved previously (ref:138482/FO/2023) in March 2024, is considered to be an effective and efficient way of delivering an energy saving development that can meet the needs of the development and reduce CO2 emissions during the life cycle of the development.

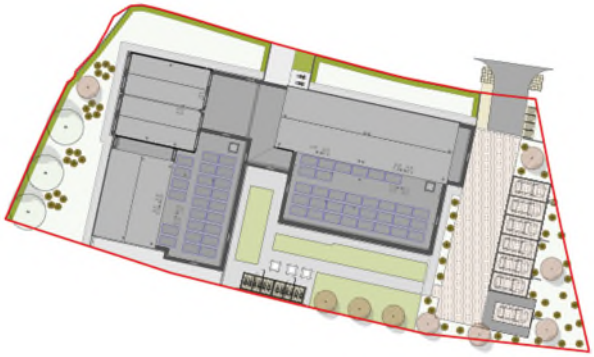
Issues

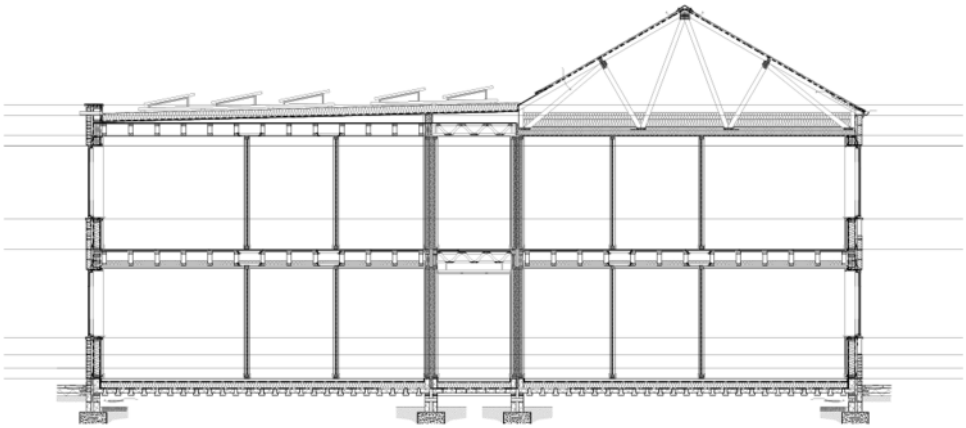
Principle
The proposed installation PV panels is considered acceptable in principle and accord with planning policies Policy EN4 (Reducing CO_2 Emissions) and EN 8 (Adaptation to Climate Change) in the Core Strategy which encourage energy efficiency improvements and the integration of renewable energy technologies to help meet the city's zero carbon target by 2038. Furthermore, the proposals accord with Places for Everyone Policies JP-S2 (Carbon and Energy) which promote measures that reduce carbon emissions and improve building performance. In this case the principle of the development is acceptable.

Siting
32no. PV panels would be located on the south eastern flat roof with 24 located on the south western section of flat roof. These would be mounted on rails and set at 10 degrees. This is considered to be an acceptable approach. The MAG safeguarding team were consulted and it has been advised that there is no requirement for an aviation perspective Glint and Glare Assessment to support this application.

Sustainability / Climate Change
City Council policy requires that new proposals focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.
The installation of PV panels , in conjunction with the fabric first approach which has been incorporation into the design of the building when it was approved previously (ref:138482/FO/2023) in March 2024, is considered to be an effective and efficient way of delivering an energy saving development that can meet the needs of the development and reduce CO2 emissions during the life cycle of the development.

Visual amenity
The proposed PV panels are proposed to be sited on the flat sections of the roof which lie to rear of the building. The location to the rear of pitched roof elements of roofscape would for the most part screen the proposed PV panels from Coverdale Crescent and Devonshire Street,





thereby reducing any potential for significant adverse impacts in visual terms to the street scenes.



View from Devonshire Street



View from Coverdale Crescent

Furthermore, whilst they PV panels would be visible to those in the Treatment and Recovery Centre to the south of the site, given the size, position, and relationship to neighbouring properties, the development will not result in an over-dominant or overbearing feature. Furthermore, the visual impacts from the panels in the locations proposed are not considered to have a significantly adversely impact.



Conclusion

The proposed installation PV panels would provide an effective and efficient way of delivering additional energy savings within the building (in association with the design of the building incorporating a fabric first approach) and reduce CO2 emissions during the life cycle 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 polices 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
Officers have worked with the applicant, with pre application advice being sought in respect of the proposal. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1.The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:
Location plan ref: 1326-001
Proposed Layout and Section plan ref: 1326-3010
PV System (Lovatts Roofing) document dated 23.06.2025
received 11th December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives
1. The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

2.Construction works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

3. Tall equipment notification
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

2 Devonshire Street, Manchester, M12 4BB
Devonshire Industrial Estate, Stockport Road, Manchester, M12 6AG
Unit 3, Devonshire Industrial Estate, Stockport Road, Manchester, M12 6AG
14 Polebrook Avenue, Manchester, M12 4EL
34 Polebrook Avenue, Manchester, M12 4EL
24 Polebrook Avenue, Manchester, M12 4EL
32 Polebrook Avenue, Manchester, M12 4EL
Unit 42-43, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
30 Polebrook Avenue, Manchester, M12 4EL
28 Polebrook Avenue, Manchester, M12 4EL
26 Polebrook Avenue, Manchester, M12 4EL
22 Polebrook Avenue, Manchester, M12 4EL
20 Polebrook Avenue, Manchester, M12 4EL
18 Polebrook Avenue, Manchester, M12 4EL
16 Polebrook Avenue, Manchester, M12 4EL
12 Polebrook Avenue, Manchester, M12 4EL

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
Area Team Boundary - Name: NORTH AREA