MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144635/P14J/2025
Date registered valid:	28 November 2025
Proposal:	Prior approval for the installation of 913no rooftop Solar PV modules to the Acute Block Roof of Wythenshawe Hospital for a total of 488.46kwp
Address:	Acute Building, Southmoor Road, Wythenshawe, Manchester, M23 9LT
Ward(s):	Baguley Ward
Applicant:	Mr Callum Donnelly, Manchester University NHS Foundation Trust
Agent (if any):	Mr Michael Freeman Sodexo
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **20 January 2025**

APPLICATION DETAILS

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

Development type: Notifications

Date of site visit: 03 December 2025

Standard consultations: Printed: 2 December 2025 Expired: 23 December 2025

Neighbour notifications: No neighbour notifications have been printed and sent.

Site notice Posted: 03 December 2025 Expired: 24 December 2025

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 large three storey hospital building within the Wythenshawe Hospital campus. The building features hipped tiled roofs with 6 central courtyards.

Description of area

The building is within the wider Wythenshawe Hospital Campus and is adjacent the Hospitals Helipad.

Description of development

Prior approval for the installation of 913no rooftop Solar PV modules to the Acute Block Roof of Wythenshawe Hospital for a total of 488.46kwp

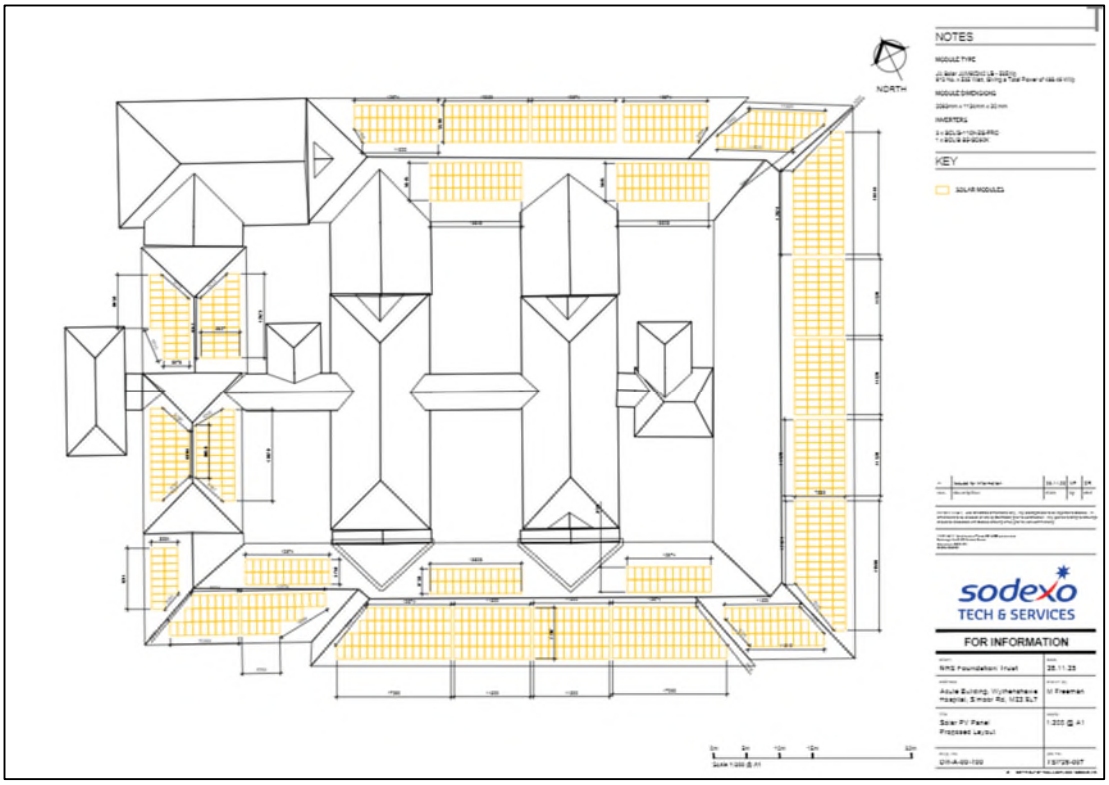


Figure 1. Proposed PV layout.

PLANNING HISTORY (WITHIN CURRENT PLAN PERIOD)

128710/FO/2020
Description: Erection of roof top extension to existing emergency department to provide additional theatre suites
Decision: Approved 25/03/2021

117065/JO/2017
Description: Variation of condition no. 2 (approved drawings) attached to planning permission 112041/FO/2016/S2 to allow for elevational alterations (installation of duct work and a chiller unit) and a change in the materials to be used on the plantroom.

Decision: Approved 26/09/2017

112041/FO/2016/S2
Description: Erection of a three storey extension to the Emergency Department building with associated changes to internal access arrangements and landscaping works

Decision: Approved 28/07/2016

107644/FO/2014/S2
Description: Erection of two single storey extensions to the existing Emergency Department Building with: associated landscaping; reconfiguration of parking, ambulance and patient drop off areas and new vehicular access

Decision: Approved 13/02/2015

094135/FO/2010/S2
Description: Retention of single storey portable building

Decision: Approved 23/11/2010

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Aerodrome Safeguarding
Manchester Airport Aerodrome Safeguarding had no objection to the proposed development recommending a condition for bird proofing and informatives regarding tall equipment and drone notifications.

Wythenshawe Hospital Helipad Manager
The Wythenshawe Hospital Helipad Manager was notified of the application but did not provide a response.

Publications

Site Notice
No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies
Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

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
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 pitched roof array would protrude no more than 0.2m from the main roof slope.
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);	Not applicable
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.
d. [Omitted 2023]	Not applicable
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 or on a building within the curtilage of 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 a pitched roof with limited views from street level and incorporating into a large hospital building within a wider hospital campus. Given its location within the main campus, 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 28 November 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 d) the developer's email address if the developer is content to receive communications electronically. e) together with any fee required to be paid.	Application with required documents received 28 November 2025.
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—	A site notice was posted on 03 December 2025 and had 21 days expiry. Manchester Airport Safeguarding and Wythenshawe Hospital Helipad were notified of

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.	the proposed development on 02 December 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) 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 from site notice. Manchester Airport Aerodrome Safeguarding had no objection to the proposed development recommending a condition for bird proofing and informatives regarding tall equipment and drone notifications. The Wythenshawe Hospital Helipad Manager was notified of the application but did not provide a response. 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; 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.	The decision notice forms the written notice giving prior approval.
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 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.

CONCLUSION

The proposed installation of rooftop solar PV panels has been fully assessed against the criteria of Part 14, Class J of the GPDO and is found to comply with all relevant limitations and conditions. The development would have no adverse impact on the external appearance of the building or the amenity of the surrounding hospital campus, and no concerns have been raised through statutory consultation. The scheme supports national policy objectives to promote renewable energy and reduce carbon emissions, and no material considerations weigh against granting approval. It is therefore considered that prior approval should be granted, subject to the conditions recommended.

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 144635/P14J/2025:

a) Application Form 28 Nov 2025 APPLICATION FORM
b) Drawing - Location Plan 28 Nov 2025 DR-A-00-001 THE LOCATION PLAN
c) Drawing - Site Plan 28 Nov 2025 DR-A-00-002 BLOCK PLAN OF THE SITE

d) Drawing - Proposed 28 Nov 2025 DR-A-00-100 SOLAR PV PANEL LAYOUT
e) Supporting Information 28 Nov 2025 SOLAR PHOTOVOLTAIC GLINT AND GLARE STUDY

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

The perimeter of the array will need to be bird proofed as to leave no gap beneath the panels for birds to exploit; birds are attracted to the relative warmth and security afforded underneath solar PV. The bird proofing will need to be installed prior to operation and retained in perpetuity as long as the array is in situ.

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. Birds hazardous to aviation are attracted to solar PV installations with a gap exceeding 25mm from the roof. Pursuant to Town and Country Planning (General Permitted Development) (England) Order 2015.

INFORMATIVE(S)

1. Aerodrome Safeguarding – 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/

2. Airport – Drone notifications

The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: https://www.manchesterairport.co.uk/aviation-professionals/drones/