



Planning

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Mr David Cooke
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Date: 2 December 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.: 144397/P14J/2025

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

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

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 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

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.

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