

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144878/P14J/2026

Date registered valid: 6 January 2026

Proposal: Prior approval for the installation of roof mounted Solar PV panels across various buildings.

Address: H Marcel Guest Ltd, Riverside Works, Collyhurst Road, Manchester, M40 7RU

Ward(s): Harpurhey Ward

Applicant: Claudia Wright, Clearvolt Ltd

Agent (if any): Claudia Wright, Clearvolt Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 05 February 2026

Application Details

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

Development type: Notifications

Date of site visit: Not applicable

Standard consultations:

Printed: 12 January 2026 Expired: 2 February 2026

Neighbour notifications

Printed: 12 January 2026 Expired: 2 February 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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The sites in question are various building across the HMG Paints Ltd site, a long-established industrial paints manufacturer.

They are located within an industrial area positioned around Moss Brook, a small tributary of the River Irk. The site is relatively isolated, with only one other commercial premises located in the immediate vicinity of the proposed development.

Access to the site is taken from Collyhurst Road, which connects to the wider highway network via the A6010 (Queens Road) to the north and the A665 (Angel Street) to the south, approached through Dantzic Street.

The application site is located within an established industrial area and is bordered by only one other commercial premises in the immediate vicinity. The site is enclosed by high-security steel palisade fencing along its perimeter. The northern boundary comprises a dense belt of woodland and hedgerow, beyond which lie the railway works approximately 280 metres to the north. To the east, the site adjoins Collyhurst Road, which separates it from the neighbouring industrial premises. The southern boundary is similarly defined by a substantial wooded area that extends northwards along the eastern edge of the site. This woodland on the eastern boundary is approximately 75 metres in width, provides a significant natural buffer between the application site and areas beyond.

The application site falls within the Victoria North Strategic Regeneration Framework (SRF) (2019). In the SRF, the site is designated to remain as the HMG Paints site.

Description of Development

The proposal seeks prior approval for the installation of roof mounted Solar PV panels across various buildings pursuant to Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HMG Paints Ltd is a major local employer in the manufacture of specialist paint products and the proposed installation will deliver a reduction in their electricity costs at a time of significant energy price volatility.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Informative added regarding Highway licensing requirements.

Environmental Health – No comments.

Manchester Airport Group Safeguarding - No objection to this proposed development. Informative added regarding crane and tall equipment notifications.

Transport for Greater Manchester - No comments.

Policy and Analysis

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to the installation or alteration etc of solar equipment on non-domestic premises.

This allows the installation, alteration or replacement of:

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

Compliance with Paragraph J.1 of Part 14 Class J of the GPDO

J.1 Development is not permitted by Class J if—

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.

As demonstrated in the drawings and sections submitted as a part of this prior approval application, all solar PV that is situated on the pitched roofs will not protrude more than 0.2m beyond the plane of the 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 1m above the highest part of the roof (excluding chimney).

As demonstrated in the drawings and sections submitted as a part of this prior approval application, all solar PV equipment that is situated on flat roofs will not exceed higher than 1m than the highest part of the roof.

c) The solar PV equipment or solar thermal equipment would be installed on a roof and within 1m of the external edge of that roof.

As demonstrated in the planning drawings, the solar equipment will not be installed within 1m of the external edge of the roof.

d) In the case of article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway.

The site does not lie on article 2(3) land.

e) The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument.

The site is not designated as a scheduled monument.

f) The solar PV equipment or solar thermal equipment would be installed on a listed building or a building within the curtilage of a listed building.

No PV equipment will be installed on a listed building or a building within the curtilage of a listed building.

Compliance with Paragraph J.3 of Part 14 Class J of the GPDO

The proposals do not conflict with any of the circumstances outlined in Paragraph J.3 of Part 14 Class J of the GPDO:

Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed to generate electricity exceeds 1MW.

The total capacity of the proposed solar equipment will be approximately 460kW of array and will not therefore exceed this limitation.

Compliance with Paragraphs J.4(1) and J.4(2) of Part 14 Class J of the GPDO

In accordance with Paragraphs J.4(1) and J.4(2) of Part 14, Class J of the GPDO, the developer is required to apply to the Local Planning Authority for a determination, prior to commencement of works, as to whether prior approval is required in respect of the design and external appearance of the development, with regard to the potential for glare impacting occupiers of neighbouring land.

The proposed Solar PV modules will be positioned on the south, east, and west facing pitches of the existing roofs and across the flat roof areas. Due to the extensive hedgerow and woodland planting along the southern, eastern and northern boundaries, the visual impact of the installation will be minimal.

Collyhurst Road runs north-south along the eastern boundary and includes a public right of way, however, no panels will face directly toward the road, further limiting visibility.

From surrounding public viewpoints, the PV equipment will generally not be seen due to the height and pitch of the buildings in question, as well as due to natural screening and the presence of neighbouring industrial structures. These factors also ensure that the proposal will not generate unacceptable glint or glare for nearby receptors.

Roof-mounted solar PV is a commonplace and established feature within various industrial estates and given that the makeup of this estate primarily consists of buildings of a utilitarian design, the installation will not appear visually intrusive or out of character. Several buildings within the wider area already accommodate comparable systems, reinforcing the suitability and appropriateness of the proposal in both visual and character terms.

Although schools and residential properties are located in the wider area, they are not located immediately adjacent to or close to the site in question.

In accordance with J.4(1), a standing condition has been attached to ensure that the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Conclusion

The Local Planning Authority can confirm that the prior approval application proposals meet the requirement of Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) 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.

1) 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 prior approval application referenced 144878/P14J/2026:

- HMG Paints Location Plan CV-HMG_001-1
- Proposed Site layout CV-HMG_001-2
- Proposed HMG Paints Proposed PV Layout CV-HMG_001-3
- Proposed HMG Paints Roof Area Key CV-HMG_001-4
- Proposed HMG Paints Roof Areas 1-2 Proposed PV Layout CV-HMG_001-5
- Proposed HMG Paints Roof Areas 3-8 Proposed PV Layout CV-HMG_001-6
- Proposed HMG Paints Roof Areas 9-15 Proposed PV Layout CV-HMG_001-7
- Proposed HMG Paints Roof Area 16 Proposed PV Layout CV-HMG_001-8
- Proposed HMG Paints Roof Areas 17-18 Proposed PV Layout CV-HMG_001-9
- Proposed HMG Paints Roof Areas 19-20 Proposed PV Layout CV-HMG_001-10
- Proposed HMG Paints Roof Areas 21-22 Proposed PV Layout CV-HMG_001-11
- Proposed HMG Paints Roof Areas 23-24 Proposed PV Layout CV-HMG_001-12
- Proposed HMG Paints Roof Areas 25-26 Proposed PV Layout CV-HMG_001-13

Reason - To ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives

1) 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) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Highway Services
Environmental Health
Transport For Greater Manchester

Workshop Junction Gorton Street, Collyhurst Road, Manchester, M40 7RT
123 Collyhurst Road, Manchester, M40 7RT
Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RX
Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RT
252 Collyhurst Road, Manchester, M40 7RQ
Former Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RX
Riverside Works, Collyhurst Road, Manchester, M40 7RU
Tauheedul Manchester Eden Girls School, 40 Rayburn Way, Manchester, M8 8DT
Tauheedul Manchester Eden Boys School, 38 Rayburn Way, Manchester, M8 8DT

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Historic Landfill Site 50m Buffer -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL