MANCHESTER CITY COUNCIL

Planning

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Date: 21 January 2026

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.: 144635/P14J/2025
Description: 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
Location: Acute Building , Southmoor Road, Manchester, M23 9LT

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

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.

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.

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,



Julie Roscoe
Director of Planning, Building Control & Licensing