

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144263/P14J/2025

Date registered valid: 14 October 2025

Proposal: Prior approval for installation of a roof mounted solar PV system generating 127 kWp, comprising of 294 x Astro N5 435 Wp panels or similar.

Address: The Royals, 353 Altrincham Road, Manchester, M22 4BJ

Ward(s): Northenden Ward

Applicant: RR UK (South) Ltd

Agent (if any): Mr Justin Scott, Sunbird Solar Solutions (UK) Limited

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 November 2025

APPLICATION DETAILS

Type of application:	Prior approval - PV to non-dwelling	
Development type:	Notifications	
Date of site visit:	30 October 2025	
Standard consultations:	Printed: 17 October 2025	Expired: 7 November 2025
Neighbour notifications:	No neighbour notifications have been printed and sent.	
Site notice:	Posted: 30 October 2025	Expired: 20 November 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 related to a part four/part five storey building office building on the Altrincham Road. The building is of modern design and features a flat roof.

Description of area

The proposal is in the Northenden ward of Manchester directly adjacent junction 3A of the M56. A National Rail line immediately boundaries the south of the site with another officer building to the east.

Description of development

Prior approval for installation of a roof mounted solar PV system generating 127 kWp, comprising of 294 x Astro N5 435 Wp panels or similar.

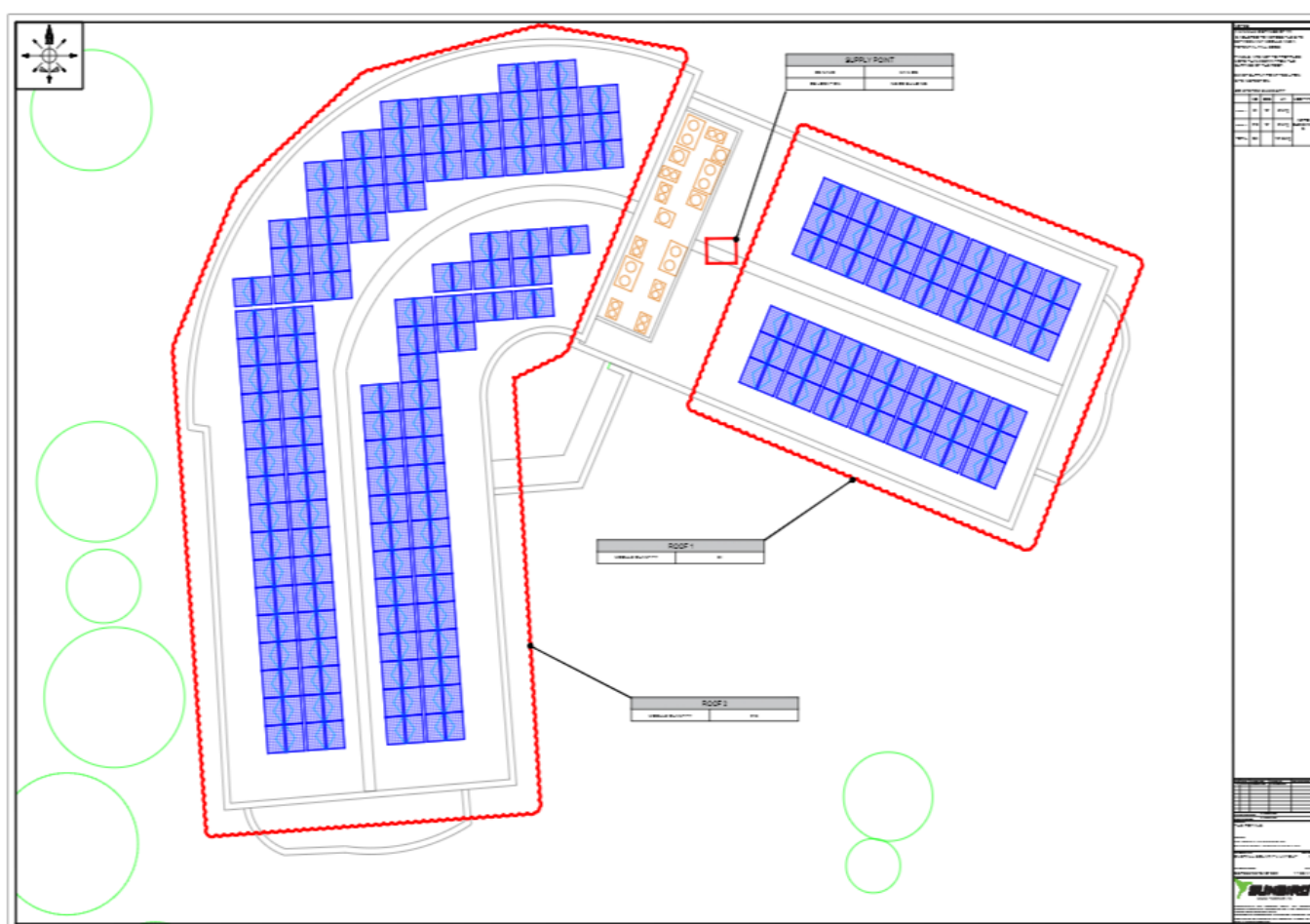


Figure 1. PV Plan

PLANNING HISTORY

117525/AO/2017

Description: Retrospective installation of externally mounted sign to glazing.

Decision: Approved 12/10/2017

106442/AO/2014/S2

Description: Installation of one vinyl name sign to glazing at first floor

Decision: Approved 12/09/2014

069409/FO/2003/S2

Description: Erection of 2.4-metre-high railings and associated brick piers

Decision: Approved 08/11/2003

066146/JO/SOUTH2/02

Description: Removal of condition No.3 (hours restriction) imposed on planning approval number 061809/FO/SOUTH2/01 to allow 24 hours operation

Decision: Approved 12/11/2002

061809/FO/SOUTH2/01

Description: Erection of a part four/part five storey building for office use after demolition of existing hotel

Decision: Approved 03/01/2002

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Aerodrome Safeguarding

Manchester Airport Aerodrome Safeguarding has recommended a condition for an Aviation Glint and Glare Assessment to be submitted and approved in writing prior to commencement

Network Rail

Network Rail were consulted on this application as the site borders Network Rail land. They recommended the PV be anti-glare and recommended being consulted on the glint and glare pre-commencement condition.

National Highways

National Highways were consulted due to the proximity to the M56 that forms part of the Strategic Road Network. They had no objections to the proposed development.

Publications

Site Notice

No representations received

RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 5 – Delivering a sufficient supply of homes
 - o Section 6 – Building a strong, competitive economy
 - o Section 12 – Achieving well-designed places
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
 - o 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;	n/a
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);	The proposed will be installed on 2no sloping flat roofs as shown on the submitted documents; and the solar PV equipment would not be higher than 0.2 metre above the highest part of the roof.
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 as shown on the submitted documents
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

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 4 and 5 storey flat roofs with limited views from street level and incorporating into the modern flat roof office building. 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	Application received 14 October 2025.

glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.	
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 14 October 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— 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.	A site notice was posted on 30 October and had 21 days to respond. Manchester Airport Safeguarding, Network Rail and National Highways were notified of the proposed development on 17 October 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) have regard to the National Planning Policy Framework issued by the Ministry of Housing,	No public representations received. Manchester Airport Aerodrome Safeguarding has recommended a condition for an Aviation Glint and Glare Assessment to be submitted and approved in writing prior to commencement.

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.	Network Rail recommended the PV be anti-glare and recommended being consulted on the glint and glare pre-commencement condition. National Highways had no objection to the proposed development. 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 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.

PLANNING BALANCE & CONCLUSION

The proposed installation of roof-mounted solar PV panels is acceptable in principle under Part 14, Class J of the GPDO and meets all relevant conditions and limitations. The development will contribute to renewable energy generation and aligns with national policy objectives in the NPPF to support energy efficiency and low-carbon technologies. There are no adverse impacts on visual amenity, neighbouring land, or safeguarded infrastructure that cannot be mitigated through conditions. On balance, the benefits of the scheme in addressing climate change and supporting sustainable development significantly outweigh any limited impacts, and prior approval is therefore 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 144263/P14J/2025:

- | | | |
|----------------------------|-------------|-------------------------|
| a) Application Form | 14 Oct 2025 | APPLICATION FORM |
| b) Drawing - Location Plan | 14 Oct 2025 | GBR066-00-GAD-001 |
| c) Drawing - Proposed | 14 Oct 2025 | GBR066-00-GAD-002 |
| | | OVERALL SOLAR PV LAYOUT |
| d) Supporting Information | 14 Oct 2025 | PLANNING STATEMENT |

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. Aviation Glint and Glare

Prior to commencement, the submission of an Aviation Perspective Glint and Glare Assessment of the proposed solar installations is to be submitted to the City Council as LPA, in consultation with the aerodrome safeguarding authority for Manchester Airport (MAN); demonstrating no harmful impact to operations at MAN. The Glint and Glare Assessment is to assess at least the following aviation receptors:

- Runway approach paths starting at 10NM from the runway threshold at 3000ft at a 3-degree glide slope down to 15m above the runway threshold in a straight line. With a receptor located at least at every 1NM interval
- 2 Mile Runway approach paths - expected luminance is not to exceed 20,000cd/m2
- ATC Tower visual cab - we require predictions of no glint and glare towards ATC
- Visual flight rule routes as defined within the UK Aeronautical Information Package

Reason: To ensure no detrimental impact to aviation operations at MAN caused by glint or glare to critical aviation receptors pursuant to the town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002.

INFORMATIVE(S)

1. Airport – 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/>

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

Network Rail

National Highways

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: SOUTH AREA