MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144167/P14J/2025
Date registered valid:	2 October 2025
Proposal:	Prior Approval for the installation of a 73.84 kWp solar photovoltaic installation consisting of 142 x 530W PV Modules
Address:	Stanley Grove Primary Academy, Stanley Grove, Manchester, M12 4NL
Ward(s):	Longsight Ward
Applicant:	Stanley Grove Primary Academy
Agent (if any):	Miss Eve Fursman, NPS Energy Ltd
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: 14 October 2025

Standard consultations: Printed: 6 October 2025 Expired: 27 October 2025

Neighbour notifications: Printed: 6 October 2025 Expired: 27 October 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a modern three storey flat roof school building within the Stanley Grove Primary School Site. The site features the original three storey school building hardstanding and grassed areas.

Description of area

The site is in a mostly residential part of the Longsight ward of Manchester. A small church building is located north, sports pitch to the south, residential to the west and network rail lines to the east.

Description of development

Prior Approval for the installation of a 73.84 kWp solar photovoltaic installation consisting of 142 x 530W PV Modules

Solar PV Project – Prior Approval Planning Information

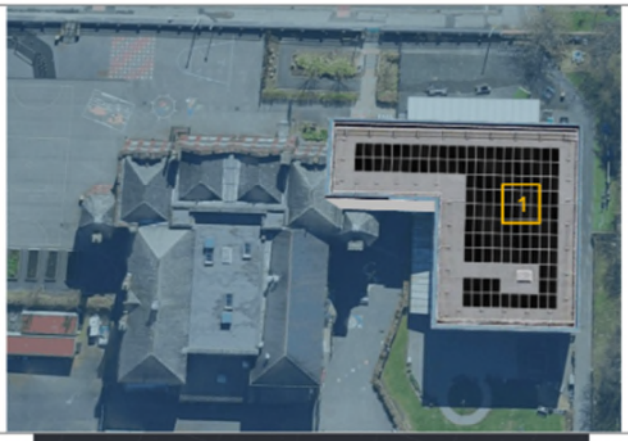
Roof Elevation Identification Plan	
Module installation plan (including 1m perimeter) Elevation 1 Additional images shown in appendix A	
Module Dimensions	Length - 2063 mm / Width - 1134 mm / Frame Depth - 30mm

Figure 1. Proposed PV

PLANNING HISTORY

114810/FO/2016

Description: Retrospective application for the Installation of two condenser units, 2no.windcatchers to roof, replacement and refurbishment of existing windows, window vents, and replacement of two existing flues with single flue to southern elevation

Decision: Approved 15/02/2017

109033/FO/2015/N2

Description: Erection of new three-storey wing to existing school, development of a new all-weather floodlit sports pitch and parking area, together with the refurbishment of original school building, and development of new areas for play, landscaping, access and associated works, following the demolition of non-original school extensions and former caretaker's house and removal of temporary classrooms.
Decision: Approved 02/10/2015

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Aerodrome Safeguarding
Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of an informative.

Network Rail
Network Rail were consulted as the works would be within 10m of Network Rail land however they didn't respond within the target date. In lieu a standard informative has been attached regarding contact details for Network Rail Asset protection which the applicant should take note of.

Notifications

Local Residents
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;	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	The proposed will be installed on a flat roof as shown on the submitted documents; and the solar PV equipment would not be higher than 1 metre above the highest part of the roof.

above the highest part of the roof (excluding any chimney);	
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 a three-storey flat roof with limited views from street level and incorporating into the modern flat roof school building. The installation have 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 02 October 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 02 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	The application complies with the conditions limitations and restrictions as set out.

whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	
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.	Local residents (as listed in Appendix 1) were notified by letter on 06 October 2025 and had 21 days to respond. Manchester Airport Safeguarding were notified of the proposed development on 06 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) 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. Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment informative regarding tall equipment. Network Rail did not reply within the target date so a standard informative has been attached to the decision which the applicant should take note of. 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 proposal meets all relevant criteria under Part 14, Class J of the GPDO and raises no concerns regarding design, external appearance, or glare. It supports national and local objectives for renewable energy and carbon reduction, with minimal visual impact on the surrounding area. Prior approval is therefore granted subject to the attached conditions and informatives.

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 143537/P14J/2025:

a) Application Form 02 Oct 2025 APPLICATION FORM Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015
b) Supporting Information 02 Oct 2025 PRIOR APPROVAL SUPPORTING INFORMATION
c) Correspondence 02 Oct 2025 COVER LETTER

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

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 144167/P14J/2025:

d) Application Form 02 Jul 2025 APPLICATION FORM
e) Drawing - Location Plan 02 Jul 2025
f) Supporting Information 02 Jul 2025 PRIOR APPROVAL SUPPORTING INFORMATION

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.

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/

2. Network Rail

As the proposal includes works which could impact the existing operational railway, a BAPA (Basic Asset Protection Agreement) may need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

The local planning authority (LPA) are not responsible for the safe operation of the railway or Network Rail assets and the issues raised by the developer/applicant will ultimately need to be agreed by Network Rail engineering to ensure the proposed development does not interfere with the safety of the railway.

All new enquiries will need to be submitted via the Asset Protection and Optimisation - Customer Portal https://erjy-odcsvbcs-11211655-1568-cacctnetworkrail.builder.ocp.oraclecloud.com/ic/builder/rt/CustomerPortal/live/webApps/dcs/

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

Network Rail

United Church Of God, Rushford Street, Manchester, M12 4UG

Flat 8, 1 Queens Grove, Manchester, M12 4WL

Flat 7, 1 Queens Grove, Manchester, M12 4WL

Flat 6, 1 Queens Grove, Manchester, M12 4WL

Flat 5, 1 Queens Grove, Manchester, M12 4WL

Flat 4, 1 Queens Grove, Manchester, M12 4WL

Flat 3, 1 Queens Grove, Manchester, M12 4WL

Flat 2, 1 Queens Grove, Manchester, M12 4WL

Flat 1, 1 Queens Grove, Manchester, M12 4WL

2B Queens Grove, Manchester, M12 4WL

2A Queens Grove, Manchester, M12 4WL

Stanley Grove Primary School Nursery, Stanley Grove, Longsight, Manchester, M12 4NL

Newhaven, Stanley Grove, Longsight, Manchester, M12 4NL

4 Queens Grove, Manchester, M12 4WL

3 Parry Road, Manchester, M12 5QD

1 Parry Road, Manchester, M12 5QD

5 Rushford Street, Manchester, M12 4WZ

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA