MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	145487/FO/2026
Date registered valid:	20 March 2026
Proposal:	Installation of roof mounted 10.47kW solar PV system comprising of 23no. Canadian Solar 455w modules.
Address:	Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Ward(s):	Didsbury West Ward
Applicant:	Ms McKendrick, Nazarene Theological College
Agent (if any):	Mrs Chloe Reganaz, Geo Green Power Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **11 May 2026**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 01 April 2026

Standard consultations: Printed: 26 March 2026 Expired: 18 April 2026

Neighbour notifications: Printed: 26 March 2026 Expired: 18 April 2026

Site notice: Posted: 1 April 2026 Expired: 24 April 2026

Press advert: Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Adjacent Grade II Nazarene Theological College

Conservation area: Not applicable.

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING & AREA

The proposal is related to a modern Hurlet Hall building within the Nazarene Theological College grounds on Dene Road. The building is adjacent the Grade II Listed Nazarene Theological College and Grade II Walls and Step to garden to the south.

The property is in a mostly residential part of the Didsbury West ward of Manchester. The Manchester Greenbelt is to the Southern boundary.

DESCRIPTION OF DEVELOPMENT

Installation of roof mounted 10.47kW solar PV system comprising of 23no. Canadian Solar 455w modules.

The installation is on the Eastern roof slope and uses a non-permanent roof mounting system.

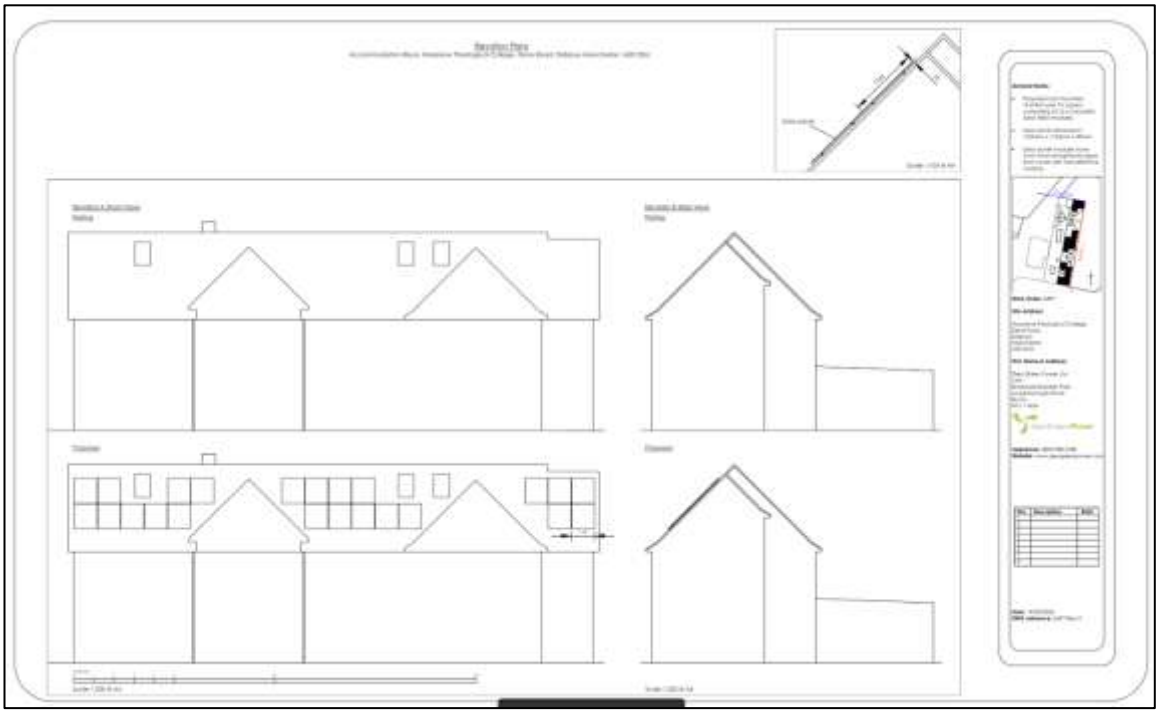


Figure 1. Existing and proposed elevations

CONSULTATIONS & NOTIFICATION RESPONSES

Manchester Airport Safeguarding Authority

Manchester Airport Safeguarding Authority raises no objection to the proposed roof-mounted solar PV installation. They advise a condition requiring bird-proofing to the perimeter of the panels (unless installed within 25 mm of the roof) to reduce bird-strike risk. Informatives are requested regarding potential glint and glare mitigation if issues arise, and notification requirements for cranes or tall equipment during installation.

Publicity

No representations received.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
    - DM 2 – Aerodrome Safeguarding
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 2 - Economy and the City Centre
    - EC 1 - Employment and Economic Growth in Manchester
    - EC 2 – Existing Employment Space
    - EC 9 – South Manchester
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
    - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
    - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
    - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)

- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC19 - Listed Buildings
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S2: Carbon and Energy
        - JP-S5: Clean Air
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
    - Greener Places
        - JP-G9: The Green Belt
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
        - JP-P5: Education, Skills and Knowledge
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 6 – Building a strong, competitive economy
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 16 - Conserving and enhancing the historic environment
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
        - S5: Principle of development outside settlements
    - Chapter 5 - Meeting the challenge of climate change
        - CC2: Mitigation of climate change
        - CC3: Adaptation to climate change
    - Chapter 10 - Securing clean energy and water
        - W3: Renewable and low carbon energy development and electricity network infrastructure
    - Chapter 12 - Making effective use of land
        - L2: Making effective use of land
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Chapter 20 - Conserving and enhancing the historic environment
        - HE5: Assessing effects on heritage assets
        - HE6: Proposals affecting designated heritage assets
- The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002

ASSESSMENT

Principle of Development

The application proposes the installation of a roof-mounted solar photovoltaic (PV) system on an existing non-domestic building within the grounds of Nazarene Theological College.

The principle of incorporating renewable and low-carbon energy infrastructure is strongly supported by national and local planning policy. The National Planning Policy Framework encourages development that mitigates and adapts to climate change, including through the use of renewable energy technologies. This approach is echoed locally through the Manchester Core Strategy and the Places for Everyone Plan, which seek to reduce carbon emissions and promote sustainable patterns of development.

The proposed solar PV installation is modest in scale and utilises the existing roof of a modern building, avoiding the need for additional land take or standalone structures. The development would contribute positively to the site's environmental performance by enabling on-site electricity generation and reducing reliance on non-renewable energy sources.

The site lies adjacent to listed assets; however, the use of an existing roof slope and the limited scale of the proposal mean that, in principle, renewable energy development in this location is acceptable, subject to detailed consideration of design, visual impact and heritage matters.

Overall, the proposal is considered acceptable in principle, with its suitability determined by the assessment of the detailed impacts set out in the sections below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed solar photovoltaic panels are appropriately sited on the eastern roof slope of an existing modern building within the Nazarene Theological College grounds. The panels follow the existing roof plane and are laid out in a regular and coherent arrangement, ensuring that the installation reads as a discreet addition to the host building rather than a visually dominant feature. The scale and massing of the development are modest and proportionate to the size of the roof, with no projection beyond the roof ridge or edges.

The panels are low-profile and finished in dark, non-reflective materials, which helps to minimise visual contrast with the existing roof covering and reduces the likelihood of glare. The mounting system is designed to be non-permanent and does not require significant alteration to the building fabric. Overall, the siting, scale, form and materials of the proposal are considered sympathetic to the host building and its surroundings, and the development would not result in harm to the character or appearance of the wider area.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed solar photovoltaic panels are modest in scale and are confined to the existing eastern roof slope of a modern building within the college grounds. The panels are laid out neatly and follow the angle of the roof, ensuring they sit comfortably within the existing built form and do not appear visually dominant. Their dark, low-profile finish reduces contrast with the roof covering and minimises visibility, particularly from public viewpoints. Given the contained nature of the site and the limited views available, the development would not detract from the character or appearance of the surrounding area. Overall, the proposal is considered to respond appropriately to its context and would not result in harm to the wider street scene or setting.

Effects on amenity

Noise

The proposed development is not expected to give rise to any unacceptable noise impacts. Solar photovoltaic panels have no moving parts and do not generate operational noise. Any associated equipment, such as inverters, would be located internally and would operate at a very low noise level. Construction activity would be temporary and short-term in nature and could be adequately controlled

through standard working practices. As such, the proposal would not result in harm to the amenity of nearby occupiers in terms of noise and is considered acceptable in this regard.

Birds

While the proposed bird-proofing is primarily required for aviation safeguarding reasons, it also has the secondary benefit of preventing sheltered spaces beneath the solar panels that could otherwise attract nesting birds or other vermin. By sealing gaps at the perimeter of the panels, the measures would reduce the potential for noise, fouling, smells or the blockage of gutters, which could adversely affect the amenity of nearby occupiers or the continued maintenance of the building. Subject to the recommended condition securing these details, the development would not give rise to unacceptable vermin-related amenity impacts and is considered acceptable in this regard.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal has no effect on internal or external amenity spaces.

Refuse storage and collection.

The proposal has no impact on refuse and collection.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The application site itself is not a listed building and is not located within a conservation area. However, the site lies within the setting of designated heritage assets, including the Grade II listed Nazarene Theological College and the Grade II listed walls and steps to the garden to the south and west. As such, the Council is required to give special regard to the desirability of preserving the setting of these listed buildings, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development comprises the installation of a modest number of solar photovoltaic panels on the eastern roof slope of an existing modern building within the wider college grounds. The panels would not be installed on any listed building and would not require any physical alteration to the listed structures. The installation is low-profile, follows the existing roof plane and would be finished in dark, non-reflective materials, limiting visual contrast and prominence when viewed from the listed assets.

While the panels may be visible from certain viewpoints within the setting of the listed buildings, their scale, positioning and discreet appearance ensure that any impact on the historic character or significance of the heritage assets would be limited. The proposal would not obscure key views, alter the legibility of the listed buildings or undermine their architectural or historic interest.

Any harm arising from the proposal would be less than substantial and outweighed by the benefits of the scheme, as defined by the National Planning Policy Framework. The development is therefore considered to preserve the setting of the nearby listed buildings and to be acceptable in heritage terms.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

Airport Safeguarding

The application site lies within the safeguarded area of Manchester Airport. Manchester Airport Safeguarding Authority has confirmed that it raises no objection to the proposed roof-mounted solar PV installation, subject to appropriate safeguards. A condition is recommended to ensure the panels are

bird-proofed around their perimeter (unless installed within 25 mm of the roof) to prevent nesting and reduce the risk of bird strike. Informatives are also advised in relation to potential glint and glare mitigation should any aviation safety issues arise, and the need to notify the Civil Aviation Authority of cranes or tall equipment during installation. Subject to these measures, the proposal is considered acceptable in aviation safety terms.

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.

PLANNING BALANCE

The proposal would deliver on-site renewable electricity generation through a modest roof-mounted solar photovoltaic installation, contributing to reduced carbon emissions and supporting local and national objectives to address climate change. The development makes efficient use of an existing modern building and avoids additional land take or intrusive infrastructure. While the site lies within the setting of nearby listed assets, any impact on their significance would be limited and categorised as less than substantial, arising solely from limited visibility rather than physical alteration or loss of historic fabric. In accordance with national planning policy, this limited level of harm is considered to be outweighed by the public benefits of the proposal, particularly the environmental benefits associated with the generation of clean, low-carbon electricity. On balance, the development is therefore considered acceptable and in accordance with the development plan and relevant national planning policy.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Location Plan	20 Mar 2026		THE LOCATION PLAN
b.	Drawing - Site Plan	20 Mar 2026	6597/SITE/1	PROPOSED SITE PLAN
c.	Drawing - Existing & Proposed		20 Mar 2026	6597/ELEV/1 ELEVATIONS
d.	Design & Access Statement	20 Mar 2026		DESIGN AND ACCESS STATEMENT
e.	Supporting Information	20 Mar 2026		CANADIAN SOLAR INFO

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Bird mitigation (aviation safety)

Prior to first use, the solar PV panels hereby approved shall be bird-proofed around their perimeter so that no gaps are left beneath the panels which could be used by nesting birds . The measures shall be retained for the lifetime of the development.

Reason - In the interests of aviation safety and to prevent an increased risk of bird strike affecting aircraft using Manchester Airport pursuant to policies DM 1 and DM2 of the Core Strategy

INFORMATIVES

1. Glint and glare

The applicant is advised that, should the installed solar PV panels give rise to unacceptable glint or glare adversely affecting aviation operations, Manchester Airport may require appropriate mitigation measures to be implemented under separate aviation legislation.

2. Cranes and tall construction equipment

The applicant’s attention is drawn to the requirement to notify the Civil Aviation Authority and Manchester Airport of any cranes or tall plant proposed during construction, in accordance with relevant aviation safeguarding procedures. Further information is available via the Civil Aviation Authority website.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

Beech Wing Annexe, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 17 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 16 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 15 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 14 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 13 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 12 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 11 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 10 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 9 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 8 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 7 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 6 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 5 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 4 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 3 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 2 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 1 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

19 Winchester Park, Manchester, M20 2TN

17 Winchester Park, Manchester, M20 2TN

13 Winchester Park, Manchester, M20 2TN

Beech Wing, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 3, Beech Wing Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 2, Beech Wing Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 1, Dene House Guest Rooms Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 2, Dene House Guest Rooms Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 1, Beech Wing Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 2, Beech Wing Annexe Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 1, Beech Wing Annexe Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 5, Beech Wing Nazarene Theological College, Dene Road, Manchester, M20 2GU

Room 4, Beech Wing Nazarene Theological College, Dene Road, Manchester, M20 2GU

11 Winchester Park, Manchester, M20 2TN

Nazarene Theological College, Dene Road, Manchester, M20 2GU

Dene House, Nazarene Theological College, Dene Road, Manchester, M20 2GU

The White House, Nazarene Theological College, Dene Road, Manchester, M20 2GU

15 Winchester Park, Manchester, M20 2TN

Flat 1 Dene House, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Flat 4 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Flat 3 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Flat 2 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Flat 1 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU

19 Lancaster Road, Manchester, M20 2QU

28 Lancaster Road, Manchester, M20 2QU

106 Dene Road, Manchester, M20 2GU

109 Dene Road, Manchester, M20 2GU

9 Winchester Park, Manchester, M20 2TN

7 Winchester Park, Manchester, M20 2TN

Dene House Guest Rooms, Nazarene Theological College, Dene Road, Manchester, M20 2GU

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA