MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises

Part 1 – Particulars of the application

Proposal:

Prior approval for the installation of flat roof-mounted solar PV installation at Sainsbury's Heaton Park, 648 modules are designed for the system, each panel is rated at 455W, totalling a system size of 294.84kW

Location:

Sainsbury's Heaton Retail Park Heaton Park Road Manchester M9 0QS

Application reference:

NOT-2026-000359

Applicant:

Mr Colin Smith Sainsbury's Supermarkets Ltd

Date of application:

15 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **granted** for the details of the application referred to in Part 1 for the following reason(s):

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 planning application referenced NOT-2026-000359:

a) ApplicationForm.pdf – Application Form - 18 May 2026

b) Heaton_Park_OS_Location_Plan.pdf - Location Plan - 15 May 2026

c) PR250227_SainsHEATON_PARK_G201_SES_LAY_PV_LAYOUT_C01.pdf – Plan – 15 May 2026

d) side-view-valkpro-p10-east-west.pdf – Plan – 15 May 2026

e) Vertex S_NEG9R.28_EN_2024_APAC_A_web.pdf - Supporting Information - 15 May 2026

f) PR250227_SainsHEATON_PARK_G204_SES_REP_PVSol_EW_C01.pdf - Supporting Information - 15 May 2026

g) Trina Solar statement_Reflectance.pdf - Supporting Information - 15 May 2026

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015

Condition(s) attached to this decision

2) 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.

3) 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.

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. Pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives

Crane and Tall Equipment Notifications

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/

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 29 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA