Luke Strange Ltd
Architecture & Planning

PLANNING APPLICATION FOR INSTALLATION OF ROOF MOUNTED SOLAR PV ARRAY
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DESIGN, ACCESS & PLANNING STATEMENT
Inc. Heritage and Glint & Glare

Parrs Wood High School
Wilmslow Road
Manchester
M20 5PG

Bounty Energy Solutions & Technologies Ltd

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

Date of issue – 12th June 2026

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1. Introduction

This Planning, Design and Access Statement has been prepared in support of an application for retrospective planning permission for the installation of roof-mounted solar photovoltaic (PV) panels on existing educational buildings at Parrs Wood High School, Manchester.

The development comprises several small-scale roof-mounted solar photovoltaic arrays with a combined installed capacity of 64.78kW. The arrays have been installed on suitable roof slopes across the established school campus to maximise renewable electricity generation whilst minimising visual impact and making efficient use of existing developed roof space.

The wider school campus already accommodates roof-mounted solar photovoltaic installations that contribute towards the school's sustainability objectives. The current proposal represents a continuation of the school's investment in renewable energy infrastructure, supporting reductions in operational carbon emissions and improving the environmental performance of the education estate.

Retrospective planning permission is required because the installation does not fully comply with one element of the permitted development provisions contained within Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, parts of the installed arrays are positioned within one metre of the external edge of the roof.

In all other respects, the development reflects the intent of the permitted development provisions. The solar panels are low-profile installations mounted flush with the existing roof slopes, do not exceed the permitted projection above the roof, utilise non-reflective materials, generate no operational noise or vibration and have been designed to minimise their visual presence.

The proposal represents sustainable development that contributes directly towards national and local objectives relating to climate change mitigation, renewable energy generation and carbon reduction. The development delivers clear environmental benefits without giving rise to material planning harm.

This Statement has been prepared to assist Manchester City Council in its assessment of the application and demonstrates that retrospective planning permission should be granted.

2. Planning Application Documentation

The application is accompanied by the following documentation:

- Completed Planning Application Forms;
- Covering Letter;
- Site Location Plan;
- Existing and Proposed Drawings;
- Solar PV Layout Drawings;
- Planning, Design and Access Statement (this document).

Together these documents provide a comprehensive description of the development and demonstrate that the proposal is acceptable in planning terms.

3. The Application Site

The application site forms part of the established Parrs Wood High School campus located within Manchester.

The school comprises a range of educational, administrative, sports and ancillary buildings arranged within a well-established educational environment. The site is characterised by modern institutional development together with associated parking, landscaping, circulation areas and outdoor recreational facilities.

The proposal relates solely to the installation of roof-mounted photovoltaic panels on existing school buildings. No new buildings are proposed and no changes are made to the established use of the site.

The wider campus already contains roof-mounted solar photovoltaic installations which contribute towards the school's sustainability strategy. The additional arrays are viewed within this established context and therefore do not appear as isolated or incongruous additions to the roofscape.

The proposal makes efficient use of existing developed roof space and does not result in:

- the loss of open space;
- alterations to existing access arrangements;
- changes to the use of the buildings;
- additional parking requirements;
- additional servicing requirements; or
- any encroachment beyond the established school campus.

The proposal therefore represents an efficient and sustainable use of previously developed land.

4. Planning History

There is no planning history directly relevant to the development that forms the subject of this application.

The wider school campus already accommodates roof-mounted solar photovoltaic installations that have been implemented under permitted development rights. The current proposal forms part of the continued enhancement of renewable energy infrastructure across the school estate and should therefore be viewed within the context of an established pattern of solar development at the site.

5. The Proposal

The application seeks retrospective planning permission for the installation of roof-mounted solar photovoltaic panels on existing educational buildings within the Parrs Wood High School campus.

The installation comprises several modest photovoltaic arrays with a combined generating capacity of approximately 64.78kW. The panels have been positioned on suitable roof slopes to maximise renewable electricity generation whilst minimising visual impact and ensuring compatibility with the existing buildings.

The development has been carefully designed to make efficient use of available roof space without altering the use or function of the buildings.

The installation:

- is mounted flush with the existing roof slopes;
- projects no more than approximately 200mm from the roof plane;
- does not extend more than one metre above the highest part of the roof;
- incorporates dark, non-reflective photovoltaic modules;
- generates no operational noise or vibration;
- requires no external plant, flues or ventilation equipment;
- has no impact upon the internal operation of the school.

The proposal does not involve alterations to the structure of the buildings beyond the installation of the mounting system required to secure the photovoltaic panels.

The application site is not a listed building and is not located within a Conservation Area. Furthermore, the proposal does not affect Scheduled Monuments or other designated heritage assets.

Planning permission is required solely because parts of the installed photovoltaic arrays are positioned within one metre of the external roof edge and therefore fall outside one element of the permitted development provisions.

This represents a technical departure from the permitted development criteria rather than an indication that the development is unacceptable in planning terms.

The photovoltaic installation will remain operational for its intended lifespan and will be removed, together with associated mounting equipment, as soon as reasonably practicable once it is no longer required, allowing the roof to be reinstated where necessary.

6. Design and Access Statement

6.1 Introduction

Section 42 of the Planning and Compulsory Purchase Act 2004 requires Design and Access Statements to explain the design principles that have informed a proposal and demonstrate how access considerations have been addressed where relevant.

This proposal relates to the retrospective installation of roof-mounted solar photovoltaic (PV) panels on existing educational buildings within the established Parrs Wood High School campus. The development makes use of existing roof space and does not alter the use, scale or function of the buildings.

6.2 Design Principles

The primary design objective has been to maximise renewable electricity generation whilst ensuring that the installation remains sympathetic to the host buildings and the surrounding environment.

The photovoltaic arrays have been positioned on suitable roof slopes to optimise solar gain whilst maintaining a low-profile appearance. The panels are mounted parallel to the roof slopes using proprietary mounting systems and follow the existing roof geometry. No raised framework or freestanding structures have been introduced.

The installation utilises dark photovoltaic modules incorporating anti-reflective glass, reducing their visual prominence when viewed from surrounding public areas.

The proposal makes efficient use of existing developed roof space and avoids the need for additional land take or the construction of new structures.

6.3 Scale

The proposal is modest in scale and proportionate to the size of the existing school buildings.

The installation comprises several relatively small roof-mounted arrays with a combined installed capacity of approximately 64.78kW.

The panels project only a limited distance above the existing roof covering and remain closely aligned with the roof slopes, ensuring that the overall form and massing of the buildings remain unchanged.

6.4 Appearance

The photovoltaic panels have a simple, modern appearance appropriate for installation on existing educational buildings.

The modules are finished in dark, non-reflective materials and have been designed to absorb, rather than reflect, solar radiation. Their low-profile design minimises visual impact and allows them to integrate successfully with the existing roofscape.

The wider school campus already accommodates larger roof-mounted solar installations. Consequently, the proposed arrays are viewed within an established context of renewable energy infrastructure and do not appear as incongruous additions.

The development does not adversely affect the character or appearance of either the host buildings or the wider area.

6.5 Layout

The layout has been informed by the orientation, pitch and structural suitability of the existing roof slopes.

The arrangement of the panels has been designed to maximise renewable energy generation whilst accommodating roof geometry, existing services and structural constraints.

Although parts of the arrays are located within one metre of the roof edge, giving rise to the need for retrospective planning permission, this does not materially alter the appearance of the buildings or result in any planning harm.

6.6 Access

The proposal has no impact upon existing access arrangements.

Pedestrian, vehicular and emergency access to the school remain unchanged.

The installation does not affect circulation routes, parking provision, servicing arrangements or inclusive access for staff, pupils or visitors.

Future maintenance will be undertaken by suitably qualified contractors in accordance with relevant health and safety legislation and established safe working procedures.

Accordingly, the proposal raises no accessibility issues.

7. Planning Policy Context

7.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The principal material considerations relevant to this proposal comprise:

- The National Planning Policy Framework (December 2024);
- National Planning Practice Guidance (PPG);
- The Climate Change Act 2008;
- The Manchester Core Strategy; and
- Other relevant development management policies relating to design, sustainability and renewable energy.

7.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development and places significant emphasis upon supporting the transition to a low-carbon economy.

Paragraph 8 identifies the environmental objective of sustainable development, including helping to protect and enhance the natural environment and mitigating climate change.

Paragraph 11 confirms that planning decisions should apply a presumption in favour of sustainable development.

Section 14 of the Framework addresses climate change and supports proposals that increase renewable and low-carbon energy generation.

In particular, the Framework advises local planning authorities to approve renewable energy developments where impacts are, or can be made, acceptable, recognising that even relatively small-scale renewable energy schemes make an important contribution towards reducing greenhouse gas emissions.

The proposal directly supports these objectives through the generation of renewable electricity from existing developed roof space without giving rise to unacceptable planning impacts.

7.3 Manchester Core Strategy

The proposal accords with the strategic objectives of the Manchester Core Strategy by supporting sustainable development and reducing operational carbon emissions.

In particular, the proposal supports:

Policy EN4 – Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development

The proposal facilitates renewable energy generation from existing buildings and contributes towards reducing the school's operational carbon footprint through the generation of clean electricity.

Policy EN5 – Energy

The development promotes renewable energy generation through the installation of roof-mounted solar photovoltaic panels on existing buildings and makes efficient use of previously developed land without adverse environmental impacts.

The proposal also accords with the wider objectives of the Development Plan by promoting sustainable development whilst safeguarding visual amenity, neighbouring amenity and the operation of the educational facility.

7.4 Planning Practice Guidance

National Planning Practice Guidance recognises renewable and low-carbon energy technologies as an important mechanism for addressing climate change.

The guidance encourages local planning authorities to support appropriately located renewable energy development where environmental impacts are acceptable.

The proposal reflects these objectives by generating renewable electricity from an established educational campus without giving rise to unacceptable effects on the surrounding environment.

7.5 Climate Change Act 2008

The Climate Change Act 2008 establishes legally binding targets for reducing greenhouse gas emissions and achieving Net Zero by 2050.

The proposal contributes directly towards these national objectives through the generation of renewable electricity, reducing reliance upon fossil fuel-derived energy and improving the environmental performance of existing educational buildings.

8. Heritage Statement

8.1 Introduction

This Heritage Statement considers the potential effects of the proposed development upon designated and non-designated heritage assets.

8.2 Heritage Context

The application site comprises existing educational buildings within the established Parrs Wood High School campus.

The buildings subject to this application are not statutorily listed and are not located within a Conservation Area.

Furthermore, the proposal does not affect the setting of Scheduled Monuments, Registered Parks and Gardens or other designated heritage assets.

8.3 Assessment

The proposal comprises the installation of roof-mounted solar photovoltaic panels on existing roof slopes.

The development does not involve demolition, alterations to historic fabric or changes to the architectural form of the buildings.

The photovoltaic arrays are mounted flush with the existing roof surfaces and are finished in dark, non-reflective materials. Their low-profile appearance ensures that they remain visually recessive within the existing roofscape.

The wider school campus already contains roof-mounted solar installations and the proposed development forms part of this established pattern of renewable energy infrastructure.

Consequently, the proposal does not detract from the character or appearance of the surrounding area and does not adversely affect the significance or setting of any designated or non-designated heritage asset.

The proposal therefore accords with Chapter 16 of the National Planning Policy Framework and the relevant heritage objectives of the Development Plan.

Overall, it is concluded that the proposed development gives rise to no heritage harm and raises no heritage-related planning objections.

9. Glint and Glare Assessment

9.1 Introduction

This section considers the potential for glint and glare arising from the proposed roof-mounted solar photovoltaic (PV) installation.

Given the nature, scale and location of the development, together with the specification of the photovoltaic modules, a standalone technical Glint and Glare Assessment is not considered necessary.

9.2 Solar Panel Specification

Modern photovoltaic panels are specifically designed to absorb solar radiation rather than reflect it.

The modules installed as part of this development incorporate high-transmission tempered Anti-Reflective Coated (ARC) glass. The anti-reflective coating is designed to maximise the transmission of sunlight through the glass into the photovoltaic cells, thereby improving electrical efficiency while simultaneously reducing surface reflectance.

In addition, the tempered ARC glass incorporates a microscopic textured surface that diffuses any residual reflected light. Rather than producing concentrated or mirror-like reflections, any remaining reflected light is dispersed over a much wider area, substantially reducing the potential for nuisance glare.

Consequently, the photovoltaic modules are specifically engineered to maximise light absorption whilst minimising reflected light.

9.3 Site Context

The proposed panels are mounted flush with the existing roof slopes and follow the established pitch and orientation of the buildings. No elevated structures, tracking equipment or atypical mounting frames are proposed.

The development is located within an established educational campus where roof-mounted solar installations already form part of the existing built environment.

Previous solar photovoltaic installations undertaken across the school site were implemented under permitted development rights. Given the nature of those developments, standalone Glint and Glare Assessments were not required.

The current proposal comprises comparatively modest additional arrays located within the same established setting and under similar operational conditions.

9.4 Assessment

The combination of:

- the anti-reflective properties of the photovoltaic modules;
- the textured ARC glass surface;
- the flush roof-mounted design;

- the existing roof orientation;
- the modest scale of the proposal; and
- the established educational setting,

means that the potential for significant glint or glare effects is extremely limited.

The development is not expected to give rise to unacceptable impacts upon:

- neighbouring residential amenity;
- users of the surrounding highway network;
- staff, pupils or visitors to the school;
- surrounding commercial premises; or
- aviation interests.

The proposal therefore presents a negligible risk of glint or glare effects.

9.5 Conclusion

Having regard to the design of the photovoltaic modules, their anti-reflective specification and the characteristics of the site, the proposed development is not expected to result in significant glint or glare.

A separate technical Glint and Glare Assessment is therefore not considered necessary.

10. Assessment of the Proposal

The proposed development represents a modest and appropriate form of renewable energy development within an established educational campus.

The proposal utilises existing developed roof space and does not involve the loss of land, changes to the established use of the site or alterations that would adversely affect the operation of the school.

The photovoltaic panels are viewed within the context of existing educational buildings and previously installed roof-mounted solar arrays. Consequently, the proposal integrates successfully with the existing roofscape and does not appear as an isolated or incongruous feature.

The installation has been designed to minimise visual impact through the use of low-profile mounting systems and dark, non-reflective photovoltaic modules mounted flush with the roof slopes.

The proposal will not result in unacceptable impacts upon:

- visual amenity;
- residential amenity;
- highway safety;

- ecology;
- drainage or flood risk;
- heritage assets;
- public safety; or
- the continued operation of the educational facility.

The proposal therefore represents sustainable development that delivers clear environmental benefits through the generation of renewable electricity and the reduction of operational carbon emissions.

Whilst the development does not fully comply with the permitted development requirement relating to the one-metre roof-edge setback, this represents a technical departure from one element of the permitted development criteria rather than evidence of planning harm.

The reduced setback has no material effect upon the appearance of the buildings, public safety, neighbouring amenity or the wider character of the area.

11. Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal accords with the strategic objectives of the Development Plan by supporting renewable energy generation, reducing operational carbon emissions and improving the environmental performance of existing educational buildings.

The proposal also accords with the National Planning Policy Framework, which places significant weight upon supporting renewable and low-carbon energy development as part of the transition to a low-carbon economy.

The development delivers significant public benefits including:

- generation of renewable electricity;
- reduction in greenhouse gas emissions;
- improved energy resilience for the school;
- reduced operational energy costs;
- efficient use of existing developed roof space; and
- contribution towards national and local climate change objectives.

There are no identified adverse planning impacts that would justify withholding planning permission.

Planning permission is required solely because parts of the installed arrays are positioned within one metre of the external roof edge and therefore fall outside one element of the permitted development provisions contained within Schedule 2, Part 14, Class J of the Town

and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This is a technical departure from the permitted development criteria and should not be interpreted as indicating that the development is unacceptable in planning terms.

The reduced roof-edge setback gives rise to no material planning harm and should attract very limited weight in the overall planning balance.

Conversely, the proposal delivers substantial environmental and public benefits through the generation of clean renewable electricity over the operational life of the installation.

When assessed against the Development Plan and all other material considerations, the proposal clearly represents sustainable development and should therefore be supported.

12. Conclusion

This application seeks retrospective planning permission for the installation of roof-mounted solar photovoltaic panels on existing educational buildings at Parrs Wood High School.

The proposal represents a modest, well-designed and sustainable form of development that makes efficient use of existing roof space to generate renewable electricity and reduce operational carbon emissions.

The installation has been carefully designed to minimise visual impact through the use of low-profile roof-mounted arrays incorporating dark photovoltaic modules with high-transmission tempered Anti-Reflective Coated (ARC) glass. The panels are specifically designed to absorb solar radiation whilst minimising reflected light, and the development is not expected to give rise to unacceptable glint or glare effects.

The proposal does not adversely affect the character or appearance of the buildings or the surrounding area and gives rise to no unacceptable impacts on neighbouring amenity, highway safety, ecology, drainage, heritage assets or the continued operation of the school.

The site is not a listed building, is not located within a Conservation Area and the development preserves the significance and setting of nearby heritage assets. The proposal therefore accords with the heritage objectives of the National Planning Policy Framework.

Planning permission is required solely because parts of the installed photovoltaic arrays are positioned within one metre of the roof edge and therefore do not fully comply with one element of the permitted development provisions. This represents a minor technical departure rather than any substantive planning concern.

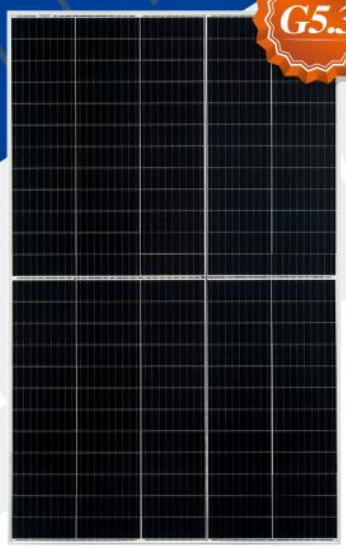
In all other respects, the proposal reflects the intent of the permitted development provisions and demonstrates that the development is appropriately designed, safely installed and compatible with its surroundings.

The proposal accords with the Development Plan, the National Planning Policy Framework, Planning Practice Guidance and the Climate Change Act 2008. It delivers significant environmental benefits through the generation of renewable electricity and supports national and local objectives relating to climate change mitigation, renewable energy generation and sustainable development.

Having regard to the Development Plan and all other material considerations, there are no adverse planning impacts that would justify withholding planning permission. It is therefore respectfully requested that Manchester City Council grants retrospective planning permission for the proposed development.

TITAN S

HIGH PERFORMANCE MONOCRYSTALLINE PERC MODULE



RSM40-8-395M-420M

120 CELL Mono PERC Module	**395-420Wp** Power Output Range
1500VDC Maximum System Voltage	**21.8%** Maximum Efficiency

KEY SALIENT FEATURES

- Global, Tier 1 bankable brand, with independently certified state-of-the-art automated manufacturing
- Industry leading lowest thermal co-efficient of power
- Industry leading 12 years product warranty
- Excellent low irradiance performance
- Excellent PID resistance
- Positive power tolerance of 0~+3%
- Dual stage 100% EL Inspection warranting defect-free product
- Module Imp binning radically reduces string mismatch losses
- Excellent wind load 2400Pa & snow load 5400Pa under certain installation method
- Comprehensive product and system certification
  - IEC61215:2016; IEC61730-1/-2:2016;
  - ISO 9001:2015 Quality Management System
  - ISO 14001:2015 Environmental Management System
  - ISO 45001:2018 Occupational Health and Safety Management System

★ As there are different certification requirements in different markets, please contact your local Risen Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

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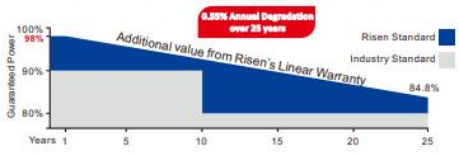
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risen

LINEAR PERFORMANCE WARRANTY

12 year Product Warranty / 25 year Linear Power Warranty

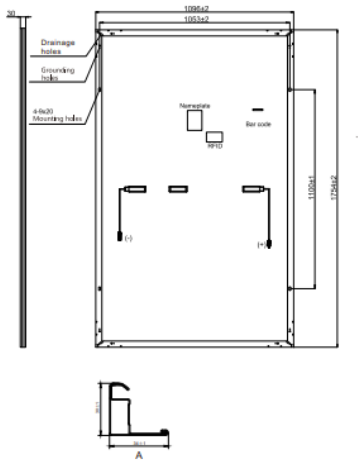


★ Please check the valid version of Limited Product Warranty which is officially released by Risen Energy Co., Ltd

THE POWER OF RISING VALUE

TITANS

Dimensions of PV Module Unit: mm



ELECTRICAL DATA (STC)

Model Number	RSM40-8-395M	RSM40-8-400M	RSM40-8-405M	RSM40-8-410M	RSM40-8-415M	RSM40-8-420M
Rated Power in Watts-Pmax(Wp)	**395**	**400**	**405**	**410**	**415**	**420**
Open Circuit Voltage-Voc(V)	41.00	41.30	41.60	41.90	42.20	42.49
Short Circuit Current-Isc(A)	12.27	12.34	12.40	12.47	12.53	12.59
Maximum Power Voltage-Vmpp(V)	34.14	34.39	34.64	34.89	35.14	35.38
Maximum Power Current-Impp(A)	11.58	11.64	11.70	11.76	11.82	11.88
Module Efficiency (%) ★	20.5	20.8	21.1	21.3	21.6	21.8

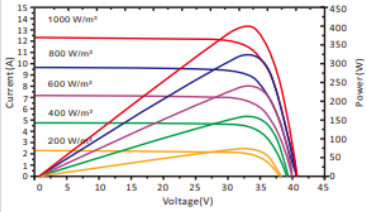
STC: Irradiance 1000 W/m², Cell Temperature 25°C, Air Mass AM1.5 according to EN 60904-3.
★ Module Efficiency (%): Round-off to the nearest number

ELECTRICAL DATA (NMOT)

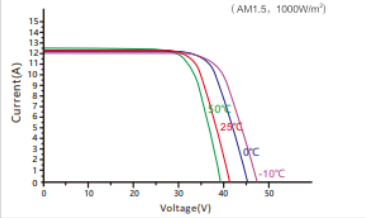
Model Number	RSM40-8-395M	RSM40-8-400M	RSM40-8-405M	RSM40-8-410M	RSM40-8-415M	RSM40-8-420M
Maximum Power-Pmax (Wp)	299.4	303.1	306.9	310.7	314.5	318.3
Open Circuit Voltage-Voc (V)	38.13	38.41	38.69	38.97	39.25	39.52
Short Circuit Current-Isc (A)	10.07	10.12	10.17	10.22	10.27	10.33
Maximum Power Voltage-Vmpp (V)	31.68	31.91	32.15	32.38	32.61	32.83
Maximum Power Current-Impp (A)	9.45	9.50	9.55	9.60	9.65	9.69

NMOT: Irradiance at 800 W/m², Ambient Temperature 20°C, Wind Speed 1 m/s.

RSM40-8-405M
I-V characteristics at different irradiations



I-V characteristics at different temperatures
(AM1.5, 1000W/m²)



Our Partners:

MECHANICAL DATA

Solar cells	Monocrystalline
Cell configuration	120 cells (5×12+5×12)
Module dimensions	1754×1096×30mm
Weight	22kg
Superstrate	High Transmission, Low Iron, Tempered ARC Glass
Substrate	White Back-sheet
Frame	High strength alloy steel
J-Box	Potted, IP68, 1500VDC, 3 Schottky bypass diodes
Cables	4.0mm², Positive(+)350mm, Negative(-)230mm (Connector Included)
Connector	Risen Twinsel PV-SY02, IP68

TEMPERATURE & MAXIMUM RATINGS

Nominal Module Operating Temperature (NMOT)	44°C±2°C
Temperature Coefficient of Voc	-0.25%/°C
Temperature Coefficient of Isc	0.04%/°C
Temperature Coefficient of Pmax	-0.34%/°C
Operational Temperature	-40°C~+85°C
Maximum System Voltage	1500VDC
Max Series Fuse Rating	20A
Limiting Reverse Current	20A

PACKAGING CONFIGURATION

	40ft(HQ)	20ft
Number of modules per container	936	216
Number of modules per pallet	36	36
Number of pallets per container	26	6
Packaging box dimensions (LxWxH) in mm	1770×1120×1236	1770×1120×1236
Box gross weight[kg]	845	845

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
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No special undertaking or warranty for the suitability of special purpose or being installed in extraordinary surroundings is granted unless as otherwise specifically committed by manufacturer in contract document.

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REM40-M-98B-EN-H1-2-2023