







Tesco Superstore, Victoria Avenue East, Manchester, M9 6HW

Rooftop Solar Prior Approval Submission

Supporting Planning Statement

Prepared by

EDF Power Solutions' Onsite Power

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Introduction to the Project

This Supporting Planning Statement (SPS) is prepared by EDF Power Solutions Onsite Power (EDFPSOP) team to support a Prior Approval submission under Class J of Part 14 of the General Permitted Development Order 2015 (As Amended) (GPDO).

Class J allows for the installation of solar panels on commercial buildings without the need for full planning permission providing it meets particular requirements and subject to a number of conditions. All of these elements are considered within this document in full and the conclusion reached is that the scheme is fully compliant.

The proposed scheme is for 366no solar panels on the rooftop of the Tesco Superstore on Victoria Terrace East, Blackley, M9 6HW.

The proposed rooftop solar installation will provide the business below with 162KWp of renewable generated electricity which will equate to an annual C02 reduction of Circa. 28 tons compared to grid supplied electricity.

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Background on Tesco Stores Ltd

Tesco is one of the UK's largest supermarket operators with over 2,500 locations across the United Kingdom. Tesco has an ambition to become carbon neutral across its own operations by 2035.

Due to the operational nature of supermarkets there is a requirement for significant amounts of power for lighting, equipment and refrigeration. By providing some of this power on the roof of their buildings Tesco are reducing their requirement from the grid.

This site forms part of a wider campaign from Tesco to install roof mounted solar photovoltaic panels on their building across the UK.

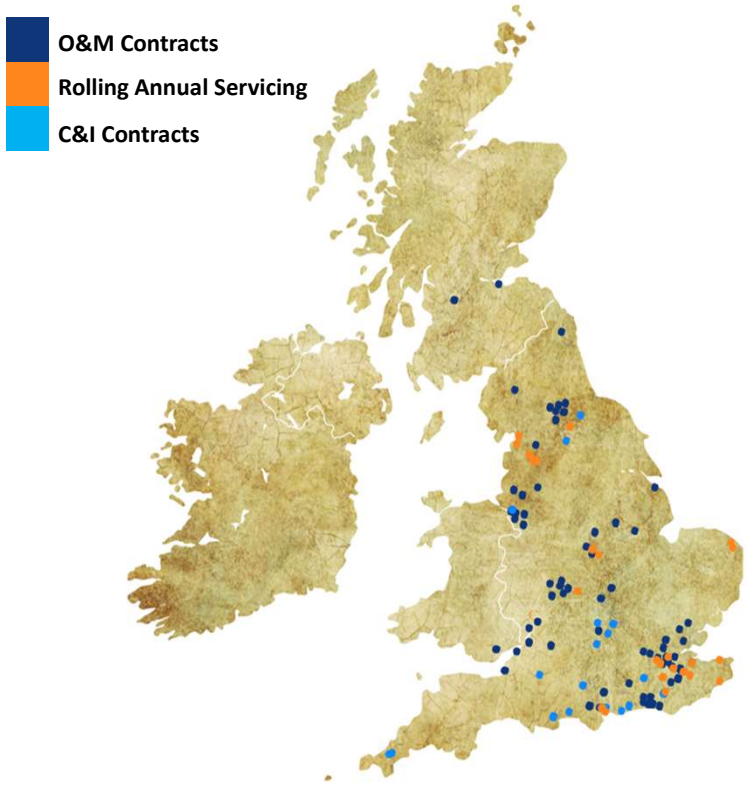
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About us: EDFPSOP presence within the UK

EDFPSOP (Formally SAS Energy) is an established national solar PV developer and installer, with over 15 years of industry experience and a successful track record of completing hundreds of projects across the UK.

EDFPSOP specialise in providing secure, efficient installations of rooftop, ground mount, carport and battery storage for both private and public sectors, helping clients reduce energy costs and enhance sustainability efforts.

We have a fantastic team of nearly 50 dedicated and passionate solar and storage energy experts who work hard to deliver the best behind-the-meter solar projects for our clients. We offer comprehensive EPC solutions (from concept to aftercare) as well as various financing options, including client-funded small-scale projects and financed large-scale PPAs.



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Onsite Power as part of EDF Group

As part of EDF Power Solutions, Onsite Power can access savings by sourcing materials at scale through relationships with various global suppliers.

We ensure your project will deliver decarbonisation goals and economical value, is tailored to your site needs, and draws on other technologies such as battery storage or EV charging where needed. Combined with EDF Renewables' scale and track record, you can trust the project will be done right, giving you value for money with a strong Return on Investment.

We are passionate about creating a future where clean energy powers our lives.

EDF Worldwide Presence

- **1.4 GW** net construction launched
- **30.7 TWh** net generated
- **5,022** Employees
- Technologies include: **solar; offshore & onshore wind; battery storage**



66%
wind power



32%
solar power



2%
other

12.8 GW
Net Installed worldwide



Tesco Extra Bishop Auckland Solar Proposals

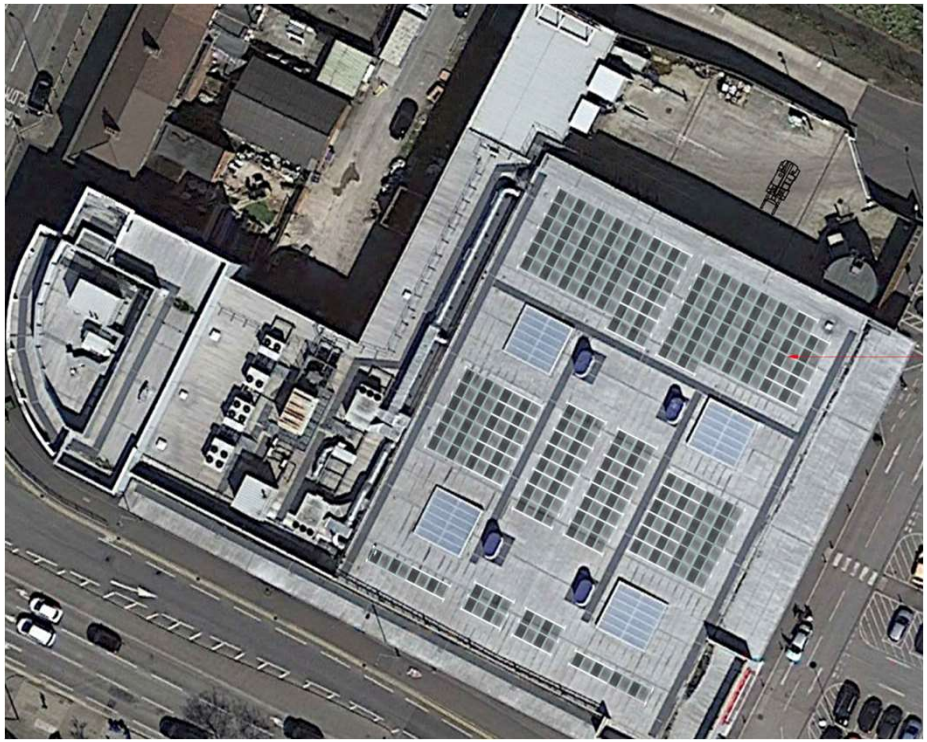
The proposed rooftop solar installation will provide the business below with 162KWp of renewable generated electricity which will equate to an annual C02 reduction of Circa. 28 tons compared to grid supplied electricity. The proposed development consists of 366no solar panels located on the roof of the Tesco building.

The system would have a Kilo Watt Peak (kWp) (DC) of 141 and would include optimizers to increase efficiency.

The scheme is proposed on a flat roof area and is sized to maximise outputs based on the consumption of the unit while accommodating existing on roof infrastructure.

The panels are proposed to have a height of 33cm above the deck of the roof and due to the setting back from the edge of the building visibility of the panels will be very limited.

It is expected that all power produced by the proposed solar array will be consumed by the unit below.



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Class J - installation or alteration etc of solar equipment on non-domestic premises

Class J of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as updated 2023 sets out at paragraph J (C) that the installation, alteration or replacement of other solar PV equipment on the roof of a building is permitted development (a copy of this is included in full at Appendix 1). These permitted development rights have a number of restrictions and also conditions that must be complied with.

The restrictions are set out on the following two pages in table format for ease of review. The conditions are covered in full on pages 10 and 11.

Assessment of the proposed development Permitted development rights

Paragraph J.1 of Class J of Part 14 of the GPDO - *Development is not permitted by Class J if -*

Paragraph Reference in GPDO	Requirement or condition of Class J	Is the proposed scheme compliant?
J.1(a)	Will the panels protrude more than 0.2metres beyond the plane of the roof slope on a pitched roof?	N/a as the panels are proposed on a flat roof
J.1 (b)	Solar installation on a flat roof must be no higher than 1 meter above the highest part of the roof?	The panels are proposed to have a maximum height above the flat deck of the roof of 0.33m comfortably below the 1m maximum
J.1 (c)	Solar PV equipment would be installed within 1m of the edge of the roof	No panels are proposed within 1m of the edge of the roof.
J.1 (e) and (f)	Would the solar equipment be installed on a scheduled monument or listed building or within the curtilage of one?	No the application site is not a listed building or scheduled monument and it not within the setting of one.

Assessment of the proposed development Permitted development rights

Paragraph J.2 of Class J of Part 14 of the GPDO – *Development is not permitted by Class J (a) or (b) if -*

Paragraph Reference in GPDO	Requirement or condition of Class J	Is the proposed scheme compliant?
J.2 (a)	Would the solar PV be installed in a wall and would protrude more than 0.2 metres?	No
J.2 (b)	Would the solar PV be installed on a wall within 1m of a junction of a wall or the roof	No
J.2 (c)	Is the site on article 2(3) land and the panels would be mounted on a wall facing the highway?	No

Class J - Conditions

Conditions attached to Class J include that the array should be sited to minimise effect on the external appearance of the building and the amenity of the area and equipment should be removed when it is no longer needed. The proposed scheme is located in an area dominated by retail with some residential dwellings North of the site. The orientation of the panels has been designed to be most practicable for solar output over the life of the array. When the array is no longer required it will be removed from the building.

Paragraph j.4 (2) (3) and (4) set out that prior approval must be submitted to the LPA regarding design, external appearance and the impact of glare on neighboring land.

The submission requirements for the prior approval which we have complied with in full are also set out within these paragraphs.

Other conditions allow the LPA to require the developer to submit such information as the authority may reasonably require in order to determine the application.

The remaining conditions relate to requirements for the LPA to comply with when advertising, considering and determining the prior approval and as such it is not for the Applicant to comply with these.

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Assessment of the scheme against Class J conditions

While some conditions are addressed on the previous page we would like to give special attention to the elements identified in paragraph J.4 (2) which requires the consideration of Design, external appearance and glare on neighboring land.

Design/External Appearance – The proposed solar installation is modest and located on the flat roof of the Tesco building towards the center. Due to the installation being on the flat roof and only reaching a height of 33cm above the deck very little of the array may be visible from public vantage points. The site is surrounded on 3 sides by road network with the M60 to the North, the A6104 to the South and the A664 to the West. To the East of the store is the car park and beyond this at a distance of 120m are residential dwellings which front the A6104. The topography of the area is relatively flat and as such the panels are unlikely to be visible from public vantage points and hence will have little or no impact on the external appearance of the Tesco store.

Glare – Although the Tesco store is located in close proximity to major roads the array will not be materially visible to any of them due to topography and tree planting. The M60 is in a cutting at this point in excess of 15m below the floor level of the Tesco building and hence is not visible at all. To the West there is a public library building between the A664 and the Tesco building so there is not visibility at all of the proposed array from this road. The final road to the south the A6104 does have good visibility of the Tesco building however due to its close proximity to the edge of the store the panels will not be visible directly adjacent as they are set back form the edge. Further East along the road there may be some visibility however ad the panels are only 30cm above the deck of the roof it is considered the possibility for glare at this angle is de minimis.

The nearest airport is Manchester Airport 18km South-west of the proposed site; it is not considered that the proposed development will have any impact.

On this basis of the above the scheme will not have a negative impact on neighbouring land through Glare.

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Conclusion

The above and attached information is provided to inform the decision maker of all relevant aspects of the proposed development. It is kindly requested that Prior Approval is granted for this flat roof Solar Installation.

The proposed development will provide Tesco with renewable energy now and into the future while complying with all Permitted Development requirements.

Should the planning officer require anything further from us as applicants please do not hesitate to contact us by email or telephone on the information provided on the application form.

