

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143063/FO/2025		
Date registered valid:	19 June 2025		
Proposal:	Retention of steam pipe		
Address:	Rawnsley Building, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL		
Ward(s):	Ardwick		Ward
Applicant:	Warren Hughes Equans		
Agent (if any):	Mr Ian Jones View Associates		
Case officer:	Sam		Elliott
	Tel: 0161 219		2856
	Email: sam.elliott@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	08/08/2025		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 09/07/2025

Standard consultations:

Printed: 9 July 2025 Expired: 30 July 2025

Neighbour notifications

Printed: 9 July 2025 Expired: 30 July 2025

Site notice

Posted: 16 July 2025 Expired: 6 August 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to the Rawnsley building located within the MRI Estate.

The building fronts the Peter Mount building to the east, the Ronald McDonald building to the west and is immediately bounded by East Road to the north and Hathersage Road to the south.

The building's elevations features are comprised of dark brickwork, white render with grey pvc roof and louvres.

Surrounding uses are primarily medical facilities or ancillary uses.

Description of development

Planning permission is sought to retain the pipework to the Rawnsley Building of the Manchester Royal Infirmary campus.

The pipe spans the building's roof with a length of circa 43m. It is affixed to the northernmost part of its western elevation and the southernmost part of the eastern elevation, therefore being visible from East Road and Hathersage Road. Where piping is sited down the western elevation, it has a height of 13.5m, a width of 40cm and a depth of 15cm, projecting a maximum of 20cm beyond

the elevation. Piping sited down the eastern elevation has similar dimensions, though only has a height of 3m.

The pipe work is colour-matched to the building's elevations, being Vandyke Brown (Dobel 200 XT 08b29) to match the dark brickwork of the western elevation and Pigeon Grey (Dobel 200 XT 18b17) to match the buildings roof and louvres. The metal fixings are not colour-matched, being silver in colour.

Consultations & Notification Responses

Publicity

That application was advertised by site notice and neighbouring occupants were notified through letters. No responses were received.

Highways:

No objections/suggested conditions.

Environmental Health:

Initially requested information regarding fans/silencers relating to noise. Upon confirmation that the pipe is solely a conduit for steam with no fans/silencers, no objections/suggested conditions.

Policy Context

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity and noise. The following policies are considered relevant to this application:

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P6 – Health
- JP-Strat2 – City Centre

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC26 – Development and Noise

Issues

Principle of Development

The proposal constitutes an improvement to an existing health facility, supporting the continued enhancement and successful operation of the City Centre's hospitals in line with PfE Policy JP-P6. While the pipework would feature prominently on the building's western elevation, given the colour-matching up the elevation and enhancements to hospital infrastructure the proposal is considered acceptable on balance.

Visual Amenity

In consideration of the various long-range and short-range views from which the pipework is visible, it is considered that it would mostly be obscured as seen from Hathersage Road and to otherwise blend in with existing plant/louvres at that height. Where it is seen from East Road, it is acknowledged the downpipe features prominently within the setting by virtue of its length and location. However, it is colour-matched to the elevation, changing colour to reflect the transition in colour and material up the elevation. On balance, it is not considered that the proposal is sufficiently harmful to warrant a refusal on the basis of its visual impact and is ultimately considered acceptable with respect to PfE Policies JP-P1 and JP-Strat2 and Core Strategy Policies SP1, CC9, EN1 and DM1.

Given the proposal's distance to identified heritage assets within the MRI estate, it is not considered that the proposal would cause harm by the above-described works and the proposals are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Noise

The applicant has confirmed that the works solely consist of a conduit pipe for steam, with no internal fans or silencers associated. On this basis, Environmental Health have no objection to the proposal or recommend any conditions. In consideration of the above, the proposal is considered acceptable with regards to saved UDP Policy DC26.

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 policies 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.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1. The development hereby approved shall remain in situ in accordance with the following drawings and documents:

Location Plan received 28/05/2025

1199(PL)100		received		28/05/2025
1199(PL)101		received		28/05/2025
1199(PL)102	received 28/05/2025			
1199(PL)103	REV	A	received	19/06/2025
1199(PL)104	REV	A	received	19/06/2025
1199(PL)105	received 19/06/2025			

Reason - To ensure that the development remains in accordance with the approved plans and pursuant to Core Strategy policies SP1, CC9, CC10, EN1, EN19 and DM1; Places for Everyone Policies JP-P1, JP-P6 and JP-Strat2, and Saved Unitary Development Plan Policy DC26.

2.The materials on the external surfaces hereby permitted shall remain as existing, matching those as specified on the approved plans in type, size, colour, and texture.

Reason - To ensure the appearance of the building is not adversely affected by changes to the materials as used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Flat 104, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 110, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 404, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 303, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 113, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 403, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 112, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 413, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 316, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 412, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 216, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 8, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 10, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 8, 155 Hathersage Road, Manchester, M13 0HY
Manchester Hospital School, Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Flat 207, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 12, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 9, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 417, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 308, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 14, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 118, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 101, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 1, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 301, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 406, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 16, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 19, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 15, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 201, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 7, 155 Hathersage Road, Manchester, M13 0HY
Flat 3, 155 Hathersage Road, Manchester, M13 0HY
Flat 8, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 114, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 213, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 306, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Ronald McDonald House, Hathersage Road, Manchester, M13 0BH
155 Hathersage Road, Manchester, M13 0HY
Imperial Hotel, 157 Hathersage Road, Manchester, M13 0HY
Flat 218, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 202, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 13, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 311, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 401, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 7, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 408, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 210, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX

Flat 107, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 307, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 3, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 9, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 2, 155 Hathersage Road, Manchester, M13 0HY
Flat 9, 155 Hathersage Road, Manchester, M13 0HY
Outpatients Pharmacy, Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Flat 116, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 3, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 102, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 106, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 217, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 410, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 6, 155 Hathersage Road, Manchester, M13 0HY
Flat 312, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 215, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 313, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 18, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 115, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 4, 155 Hathersage Road, Manchester, M13 0HY
Flat 416, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 214, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 407, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 206, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 211, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 411, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 11, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 10, 155 Hathersage Road, Manchester, M13 0HY
Flat 205, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 310, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 103, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 219, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 318, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 203, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 111, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 405, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 317, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 17, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 4, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 1, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 5, 155 Hathersage Road, Manchester, M13 0HY
Flat 1, 155 Hathersage Road, Manchester, M13 0HY
Flat 4, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 419, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 2, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 305, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 11, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 11, 155 Hathersage Road, Manchester, M13 0HY
Flat 6, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 208, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 109, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 204, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 414, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX

Flat 315, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 302, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 314, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 402, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 119, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 5, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 6, 151 - 153 Hathersage Road, Manchester, M13 0HY
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Flat 105, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 304, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 415, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
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Flat 108, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 117, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 209, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 212, Melrose Apartments, 159 Hathersage Road, Manchester, M13 0HX
Flat 2, 151 - 153 Hathersage Road, Manchester, M13 0HY
Flat 7, 151 - 153 Hathersage Road, Manchester, M13 0HY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL