MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144234/FO/2025
Date registered valid:	3 November 2025
Proposal:	Retention of replacement windows and roof top plant , and installation of associated plant screen
Address:	Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Ward(s):	Ardwick Ward
Applicant:	Mr Matthew Glynn
Agent (if any):	Mr Tommy Simpson Day Architectural
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 15/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 6 November 2025 Expired: 27 November 2025

Neighbour notifications
Printed: 6 November 2025 Expired: 27 November 2025

Site notice
Posted: 7 November 2025 Expired: 28 November 2025

Press advert
Published: 11 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey modernist building that makes up wards 7 and 8 of the Manchester Royal Infirmary site. The property features a concrete façade, with glazed protruding window oriel window detail. The property's roof features 2no large plant enclosures, completed in ribbed cladding. The property's windows are a mixture of original aluminium windows with crossbar situated at first floor, and modern aluminium units situated at second floor.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area is largely characterised by the Manchester Royal Infirmary (MRI) site itself, an expansive estate of buildings in medical uses of varying ages, designs and scale, the most notable of which is the Project Red development, a four storey extension building, to the immediate south of the application site. The buildings that make up the MRI estate typically feature numerous pieces of plant equipment required to keep the hospital functional, this includes a plant compound to the immediate north of the application site that features a prominent chimney/flue. To the north lies the University of Manchester campus, an area characterised by a high number of buildings in educational uses. To the east and west of the site lie 2no arterial roads that lead to the heart of Manchester City Centre, Oxford Road and Upper Brook Street.

Description of development

The application seeks consent for the retention of replacement windows to the second floor and rooftop plant. The proposal also seeks consent for the installation of an associated plant screen.

The rooftop plant permission is sought for is situated between the aforementioned plant enclosers, with it having a length of 16800mm, height of 4000mm and width of 8900mm. The plant is required in order to provide a climate controlled environment to hospital wards 7 and 8.

The plant screen associated with the rooftop plant would wrap around the plant in an L shape and be situated to its north, facing onto Upper Brook Street and Grafton Street. The screen would be completed in powder coated steel with a mesh pattern.

The replacement windows at second floor, already installed on site, are of an aluminium construction with grey window frames, and are also required for energy efficiency improvements within the ward.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

139000/JO/2024 - Variation of conditions 2 (approved dwgs), 6 (Parking Strategy), 9 (Travel Plan) and 10 (Landscaping) attached to planning permission 128651/FO/2020 to allow for elevational alterations and to allow for trigger point to be completion of final phase of development – Approved February 2025.

135426/FO/2022 - Installation of plant compound and associated boundary treatment including landscaping following demolition of on site structures – Approved November 2024.

128651/FO/2020 - Erection of four storey plus roof plant enclosure extension to the emergency department at Manchester Royal Infirmary, including associated partial demolition and reconfiguration of existing buildings, external facade alterations and external landscaping works – March 2021.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objection subject to a condition requiring submission of an acoustic verification report.

Greater Manchester Police – No objection received.

Highway Services – No objection.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Issues

Principle of the Development

The development would see the installation of rooftop plant that would facilitate the delivery of the refurbishment of wards 7 and 8, that would then assist in the modernisation of the Manchester Royal Infirmary site (MRI). The development would therefore contribute to the MRI continuing to be a major piece of infrastructure vital to the function of Manchester City Centre and Greater Manchester as a whole. The development therefore accords with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy policies SP1, EC1 and CC1, in principle subject to the matters discussed below.

Visual Amenity

The existing building on site, as previously descried, is a modernist property with concrete façade. The building is in active use as part of the MRI's estate and features 2no notable plant enclosures atop it, as well as the plant retrospective planning permission is sought for, which is visible from the public highway. Additionally, the property has mismatched windows at first and second floor, with original windows featuring at first floor and modern aluminium units at second floor. The proposal would see the retention of the modern windows situated at second floor, which would see a mismatched arrangement on site as previously mentioned. Notwithstanding this, the applicant has made clear that is their intention to replace the first floor windows at a later date under a forthcoming planning application that would continue the modernisation of the building. In light of this, as well as how the windows proposed to be retained are essential for the provision of modern healthcare wards on site, it is considered that they are acceptable in this instance.

The plant proposed to be retained is visible from views along Upper Brook Street and Grafton Street. The views along Upper Brook Street however are only possible from the north, with the forthcoming extension of the MRI, approved under planning permission 139000/JO/2024 obscuring views of the plant from the south. In light of this, the proposed plant screen would only be situated to the north of the roof top plant permission is sought for. Supporting information within the submission has made clear that the overall positioning and height of the plant screen has been informed by what is required to adequately screen the plant from view, as well as leaving adequate room for roof access/maintenance, and so that the screen does not clash/require the

relocation of existing vital services. The design of the plant screen has been informed by that approved for the adjacent MRI expansion, that approved under permission 139000/JO/2024, which consists of a steel mesh screen coloured grey. It is considered that this choice of material would provide visual consistency across the application site and adjacent building, furthermore, the choice of colour would assist in allowing the screen to blend more seamlessly with that of the application property itself and the sky. Taking into account how the roof top plant subject to the proposals is already on site, it is considered necessary to impose a planning condition in the event of an approval that would require the proposed screen to be implemented within four months of the date of the permission so that the plant is not left exposed and does not detract from the appearance of the local street scene.

Subject to a condition that would require the installation of the plant screen within four months of the date of any approval, the proposal is acceptable in this regard and therefore accords with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

The application site lies within an area populated by a high number of properties in commercial use and also lies in close proximity to two arterial A roads that provides access to the City Centre, this being Upper Brook Street and Oxford Road. Notwithstanding this, residential development is present to the north of the application site on the eastern side of Upper Brook Street and northern side of Grafton Street. Environmental Health have requested that in the event of an approval a planning condition be attached requiring the submission to proceed in accordance with the submitted noise impact assessment for the proposed plant, as well as a verification report to be submitted to and approved by the Local Planning Authority. It has been confirmed by the applicant that the plant subject to this application is now in use. In light of this information, any such condition requiring the submission of a verification report will require it to be submitted for approval within three months of the date of any approval. Subject to such a condition, it is considered that the development would be acceptable in regard to its impact on neighbouring amenity, in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Highway Safety

The proposed plant would not infringe upon the public highway. Highways do not object to the proposal. In light of this, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development has been found to be acceptable. The development is therefore in accordance with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, EC1, CC1, EN1 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework. On this basis the application is recommended for approval.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions to be attached to decision for approval

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

- 071002 Revision P4: Proposed Elevations - Level 02
- 071003 Revision C01: Proposed External Window Plan, Schedule and Elevations
- 071005 Revision C01: Proposed Sections - Level 02
- 071006 Revision C01: Existing & Proposed GA Plans
- 071007 Revision C03: Existing and Proposed Roof Plan - Level 02
- 071008 Revision C01: Location Plan
- 071009: Proposed Bay Elevation Plant Screen
- 071010: Proposed External Window Types
- Design and Access Statement (Prepared by DAY Architectural; Dated December 2025; Received 10/12/2025)

o Technical Note (Prepared by Acoustic & Engineering Consultants Limited; Reference P4171/L04a/DMT; Dated 23/09/2025)
o Email correspondence RE Supporting Information (Prepared by DAY Architectural; Dated and received 10/12/2025)

Stamped as received by the Local Planning Authority on 09/10/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

2) The plant screen hereby approved shall be installed within four months of the date of this decision notice and shall be completed in accordance with the following documents:

o 071009: Proposed Bay Elevation Plant Screen (Received by the Local Planning Authority on 09/10/2025)
o Design and Access Statement (Prepared by DAY Architectural; Dated December 2025; Received by the Local Planning Authority on 10/12/2025)

Once installed the plant screen shall be retained and maintained for the lifetime of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) a) The rooftop plant hereby approved shall be completed and operated in accordance with the submitted Technical Note (Prepared by Acoustic & Engineering Consultants Limited; Reference P4171/L04a/DMT; Dated 23/09/2025; Received by the Local Planning Authority on 09/10/2025) for the lifetime of the development.

b) Within three months of the date of this decision notice, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the rooftop plant achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, within three months of the date of this decision notice.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

HUTCHISON MAN10958, Communication Station Opposite 220, Upper Brook Street, Manchester, M13 0FY
Top Flat, 220 Upper Brook Street, Manchester, M13 9LY
218A Upper Brook Street, Manchester, M13 9LY
Manchester Blood Centre, Plymouth Grove, Manchester, M13 9LL
Dermatology And Genetics Building, 29 Grafton Street, Manchester, M13 9WU
60 - 62 Nelson Street, Ardwick, Manchester, M13 9WP
The Welcome Trust Clinical Research Facility, Grafton Street, Manchester, M13 9WU
216 Upper Brook Street, Manchester, M13 9LY
220 Upper Brook Street, Manchester, M13 9LY
27 Grafton Street, Manchester, M13 9WU
218 Upper Brook Street, Manchester, M13 9LY

Appendix 2 – Planning constraints

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