MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144326/FO/2025
Date registered valid:	21 October 2025
Proposal:	Installation of external solar film.
Address:	Marks And Spencer, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Ward(s):	Ardwick Ward
Applicant:	Georgina Willis WHSmith Travel
Agent (if any):	MR Richard Talbot Brooker Flynn Architects
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**10 December 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 November 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 27 October 2025 Expired: 17 November 2025

Site notice
No site notice has been produced

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:

Tree Preservation Order:

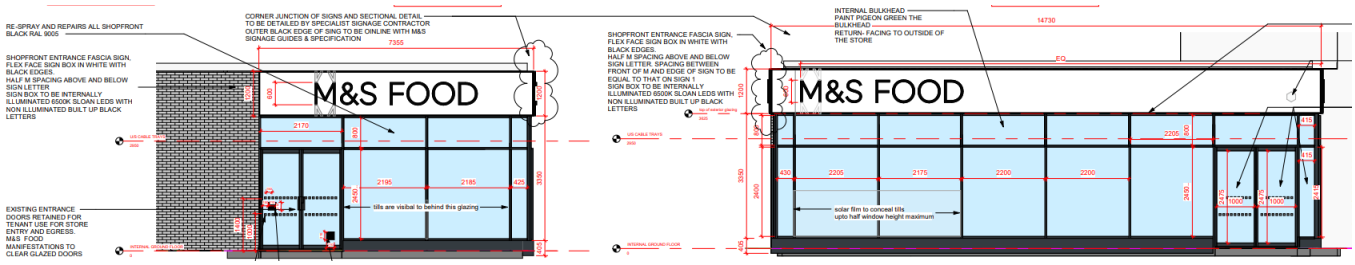
The site is a modern single storey building with glazing across the entirety of the frontage, and a fascia that wraps around the building. The site sits wholly within the bounds of the Manchester Royal Infirmary (MRI) estate and is only visible from internal MRI highways. The existing sits in close proximity to the Manchester Royal Infirmary Building, St Mary's Hospital, the MRI Undergraduate Centre and the Pattrick Cryne Building. The exiting fascia signage consists of non-illuminated two-dimensional panels, present at the site's three elevations. Existing window vinyl are applied both internally and externally, internal vinyl seen at the top of the glazing are cracked, vinyl sited lower on the glazing is externally applied and opaque with a green hue. Two advertisement vinyl are also present on one elevation.

Description of area
The area is at the fringe of the City Centre and is mainly characterised by the hospital's presence, outlined above and the University of Manchester Buildings, as well as supporting uses. The Whitworth Park Halls of Residence and Whitworth Park are nearby. Class E amenity uses (i.e. restaurants) within the MRI and along Oxford Road are also present.





Description of development
Full planning permission is sought for elevational alterations including the installation of window manifestations, UV solar film to glazing, and the refurbishment of the shopfront's framing and fire exit gate.



Planning History
144327/AO/2025 | Installation of no.3 illuminated fascia signs. (Approved in tandem with this application).

Consultations & Notification Responses

Publicity
Letters have been sent out to local businesses and residents. No representations have been received.

Policy

Manchester Core Strategy (2012-2027)
DM1 Development Management
SP1 Spatial Principles

Places for Everyone Joint Development Plan (Adopted 2024)
JP-P1 Sustainable Places

Saved Unitary Development Plan Policies
DC14 Shopfronts and Related Signs

Other Material Considerations:

Shopfront and Signage Design Guide (March 2024)

National Planning Policy Framework
Chapter 16 Acheving well-designed places

Issues

Principle of Development
The proposed alterations would be instated alongside an upgrade to the site's signage (144327/AO/2025). The proposed alterations would improve the appearance of the site by modernising the signage and opening up views into the shopfront. The proposed development is therefore acceptable in principle subject to the following considerations of residential and visual amenity.

Visual Amenity
Policy DM1 requires that consideration siting, scale, materials, details and appearance inform all development decisions. Policy SP1 requires that development proposals make a positive contribution to their environment and enhance or create character in an area. Policy DC14 requires that shopfront alterations remain in keeping with the character of the host site and surrounding area.

The proposed alterations would include solar film to be sited on two of the windows, as opposed to the existing treatment of vinyl to all windows. This film will be transparent and only sited in areas to protect patrons using checkouts from sun glare. The proposed vinyl treatment would be an improvement on the existing which is opaque thereby allowing a more active ground floor frontage. The proposed treatment will allow for views into and out of the shop to remain open and enhance the shopfront's overall legibility. This would be in accordance with the Shopfront and Signage Design Guide and policies DM1 and SP1.

The window manifestations proposed would be applied to entry doors and are required to comply with Building Safety Regulations.

The proposed re-spray of the framing of windows, doors and the fire exit gates is considered to be a positive enhancement to the site as the existing has weathered and become grey.

Policy JP-P1 requires that development proposals are 'legible', easy to navigate, and inviting.

The proposed external alterations would improve the appearance of the shopfront by enhancing the appearance of the site's features and greatly increasing the visibility into and out of the shopfront. These alterations would create a more visually stimulating and inviting shopfront.

Taking the above into account the proposed alterations would be in accordance with policies DM1, SP1, JP-P1 and DC4.

Residential Amenity

Due to the close proximity of hospital residents to the site, considerations of amenity are required. The proposed use will have no impacts on residential amenity pursuant to policy DM1.

Accessibility

The existing double door disabled access entry will be retained.

Given this, the proposed alterations would be in accordance with policy JP-P1.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

   Drawing: 22904 (Received 9 December 2025)

   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.

3) The material used as solar film on the external surfaces of the development hereby approved shall be as follows:

   3M Sun Control Window Film Prestige 70 Exterior

   Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Royal Manchester Eye Hospital, Oxford Road, Manchester, M13 9WL
Cobbett House, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Ko4, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
K20, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
W H Smith, Phase 2 Mri, Oxford Road, Manchester, M13 9WL
Phase 2 Mri, Oxford Road, Manchester, M13 9WL
K26, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Unit 5, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL

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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL