MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Manchester Royal Infirmary

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 9WL

Description of site location must be completed if postcode is not known:

Easting (x)

384979

Northing (y)

396212

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Glynn

Company Name

Address

Address line 1

Manchester Foundational Trust

Address line 2

Property & Estates Development

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M13 9WL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Gill

Company Name

DAY Architectural

Address

Address line 1

Day Architectural Ltd

Address line 2

Lancaster Buildings

Address line 3

77 Deansgate

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M3 2BW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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.

Reference number

128651/FO/2020

Date of decision

11/03/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. Enclosure to externally routed ductwork
2. External roof level access stair enclosure

Please state why you wish to make this amendment

1. This amendment relates to an increase in the scale of the ventilation plant to allow sufficient capacity to serve the future internal ground floor refurbishment phase of the Emergency Department. Due to internal spatial constraints the associated ductwork had to be routed externally down the building façade from the Level 3 plant room to ground floor level within a purpose-designed external ductwork enclosure.
2. The second amendment comprises the addition of an external enclosure to the roof access stair to improve safety and ease of access.
Please refer to 1031-20 - Project RED Ductwork Extension NMA Cover Letter for further details

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

DAY-00-00-DR-A-070134 Revision P03: Proposed Site Plan - Phase 2
DAY-00-01-DR-A-070136 Revision P03: Proposed Plan - Level 01 - Phase 2
DAY-00-02-DR-A-070137 Revision P03: Proposed Plan - Level 02 - Phase 2
DAY-00-03-DR-A-070138 Revision P03: Proposed Plan - Level 03 - Phase 2
DAY-00-R1-DR-A-070139 Revision P03: Proposed Plan - Roof - Phase 2
DAY-00-XX-DR-A-070140 Revision P03: Proposed Elevation - North - Phase 2
DAY-00-XX-DR-A-070141 Revision P06: Proposed Elevation - East - Phase 2
DAY-00-XX-DR-A-070142 Revision P03: Proposed Elevation - South - Phase 2
DAY-00-XX-DR-A-070143 Revision P03: Proposed Section - A-A - Phase 2
DAY-00-XX-DR-A-070144 Revision P03: Proposed Section - B-B - Phase 2
DAY-00-XX-DR-A-070145 Revision P03: Proposed Section - E-E - Phase 2
DAY-00-XX-DR-A-070146 Revision P03: Proposed Section - F-F - Phase 2
DAY-00-XX-DR-A-070147 Revision P03: Proposed Site Sections
DAY-00-XX-DR-A-070150 Revision P04: GIFA

New plan/drawing numbers

RED-DAY-00-00-DR-A-070134 Proposed Site Plan - Phase 2-P04
RED-DAY-00-01-DR-A-070136 Proposed Plan - Level 01 - Phase 2-P04
RED-DAY-00-02-DR-A-070137 Proposed Plan - Level 02 - Phase 2-P04
RED-DAY-00-03-DR-A-070138 Proposed Plan - Level 03 - Phase 2-P04
RED-DAY-00-R1-DR-A-070139 Proposed Plan - Roof - Phase 2-P04
RED-DAY-00-XX-DR-A-070140 Proposed Elevation - North - Phase 2-P05
RED-DAY-00-XX-DR-A-070141 Proposed Elevation - East - Phase 2-P08
RED-DAY-00-XX-DR-A-070142 Proposed Elevation - South - Phase 2- P04
RED-DAY-00-XX-DR-A-070143 Proposed Section - A-A - Phase 2-P04
RED-DAY-00-XX-DR-A-070144 Proposed Section - B-B - Phase 2-P04
RED-DAY-00-XX-DR-A-070145 Proposed Section - E-E - Phase 2-P04
RED-DAY-00-XX-DR-A-070146 Proposed Section - F-F - Phase 2-P04
RED-DAY-00-XX-DR-A-070147 Proposed Site Sections-P04
RED-DAY-00-XX-DR-A-070150 GIFA-P05

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

26/01/2026

Details of the pre-application advice received

Confirmation of the type of application required

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

DAY Architectural

Date

23/07/2026