MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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, Cobbett House

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)

384972

Northing (y)

396020

Description

Applicant Details

Name/Company

Title

First name

Cobbett House

Surname

NHS Foundation Trust

Company Name

Manchester University NHS Foundation Trust

Address

Address line 1

Cobbett House

Address line 2

Oxford Road, Manchester

Address line 3

Town/City

Greater 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

Miss

First name

Bethany

Surname

Stewart

Company Name

Revolution Energy Services

Address

Address line 1

Unit L3 Deacon Trading Estate

Address line 2

Morley Road

Address line 3

Town/City

Tonbridge

County

Kent

Country

United Kingdom

Postcode

TN9 1RA

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

The approved development is the installation of photovoltaic panels at Cobbett House, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL.

Reference number

144939/FO/2026

Date of decision

27/03/2026

What was the original application type?

Full planning & listed building consent

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

Reduction in Panel Quantity: The total number of solar PV panels is proposed to be reduced from 160 to 158. This minor reduction results from the rationalisation of panel positions across the roof following further assessment of the structural survey. The overall layout and visual appearance of the installation remain materially unchanged.

Inverter Location and Mounting: It is proposed to mount the inverter externally at roof level, within the Lightning Protection System (LPS) zone. The inverter will be positioned so as not to project above the parapet wall, ensuring it remains visually concealed from ground level. Elevation drawings illustrating the proposed inverter position are included within this submission.

Cable Route: The cable from the roof-mounted installation to the LV plant room is proposed to run externally, with minimal visual impact. All external cable routes will be carefully designed and installed to minimise visibility and preserve the architectural and historic character of the building.

Please state why you wish to make this amendment

The reduction in panel numbers (160 to 158) is a direct result of further assessment on the structural report, which necessitated the rationalisation of panel positions across the roof. The change is minimal and does not alter the visual character of the approved installation.

The inverter location has been determined following detailed design and health and safety assessment. Mounting the inverter at roof level within the LPS zone, below the line of the parapet wall, avoids any risk of the unit projecting above the roofline and ensures it remains concealed from ground level, in keeping with the sensitive listed building context.

The external cable route from roof to the LV plant room has been developed to minimise visual impact on the building's character and appearance. The routing and positioning of all external elements will be carefully managed to preserve the integrity of the listed building.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

RES000361-92 - -Cobbett HouseI-Roof Layout_00
RES000361-93 - Cobbett House -Roof Section_00-Sheet 1
Cobbett House SolarEdge Design

New plan/drawing numbers

RES000361-93 Cobbett House - Roof Section_00 Sheet 1
RES000361-93 - Cobbett House - Roof Section_Sheet 2 of 2_01 REV 2
RES000361-94 -Cobbett House Inverter Elevation
RES000361-95 -Cobbett House PV Roof Layout REV 2
Cobbett House SolarEdge Redesign
Project_plan_Cobbett_House__Roof_1 (2)

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?

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

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

First Name

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

Surname

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

Reference

144939/FO/2026

Date (must be pre-application submission)

13/05/2026

Details of the pre-application advice received

A non-material amendment would be required as they would generate less power than approved.

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
- [x] 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

Bethany Stewart

Date

21/07/2026