MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Variation of Condition 2 (Specified Drawings) of planning application referenced 139000/JO/2024 to allow for the installation of external stair enclosure and cladding reconfiguration.

Location:

Manchester Royal Infirmary Oxford Road Manchester M13 9WL

Application reference:

OTH-2026-001129

Applicant:

Mr Matthew Glynn Manchester Foundation Trust

Date of application:

23 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate to changes resulting from detailed design and technical development pursuant to the safe and effective operation of the approved development.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme, and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 128651/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128651/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

- RED-DAY-00-00-DR-A-070112 Site Demolition Plan - Phase 1 P01 13/11/2020
- RED-DAY-00-00-DR-A-070113 Site Demolition Plan - Phase 2 P01 13/11/2020
- RED-DAY-00-00-DR-A-070120 Project Phasing P01 13/11/2020
- RED-DAY-00-00-DR-A-070148 Proposed Landscaping Plan P01 13/11/2020

Documents and Supporting Information

- Ecological Appraisal - 2327-E1_Project Red. Manchester Royal Infirmary_P.E.A._1_Ecological Appraisal
- Air Quality Assessment - 3866r1 - Air Quality Assessment - Manchester Royal Infirmary_1
- Climate Change And Sustainability Statement - Project RED Climate Change And Sustainability Statement_B
- Drainage Strategy - RED-AJP-XX-00-DR-C-0901-P01 DRAINAGE STRATEGY
- Flood risk Assessment & Drainage Strategy Report - - RED-AJP-XX-00-RP-C-0900-P01 FRA and DRAINAGE REPORT
- Ventilation Statement - RED-HLE-XX-XX-RP-U-500002_P01_Ventilation
- Lighting Strategy - RED-HLE-ZZ-ZZ-RP-Y-630001_Lighting
- Sustainability Report - REP-2323782-05-BFE-20201013-Project-Red-Part-L2B_Rev02_2_Sustainability
- Sustainability Report - REP-2323782-05-BFE-20201104-Project-Red-LZC Feasibility-Rev02_2_Sustainability
- Transport Statement - 201111 Transport Statement
- Contaminated Land Report - Project RED Phase 2 Ground Investigation Report_1_Land Contamination
- Contaminated Land Report - Project RED Phase 1 Ground Investigation Report_1_Land Contamination
- Contaminated Land - 70037279_MRI_Preliminary Risk Assessment_Land Contamination

All as approved under application 128651/FO/2020.

- DAY-00-00-DR-A-070101 Revision P02: Location Plan
- DAY-00-00-DR-A-070102 Revision P02: Existing Site Plan P01
- DAY-00-00-DR-A-070114 Revision P02: Proposed Site Set-Up - Phase 1
- DAY-00-00-DR-A-070115 Revision P02: Proposed Site Set-Up - Phase 2
- DAY-00-XX-DR-A-070116 Revision P03: Existing Building Demolition Plans - Phase 1
- DAY-00-XX-DR-A-070117 Revision P03: Existing Building Demolition Plans - Phase 2
- DAY-00-XX-DR-A-070118 Revision P03: Existing Building Demolition Elevations - Phase 1
- DAY-00-XX-DR-A-070119 Revision P03: Existing Building Demolition Elevations – Phase 2
- DAY-00-00-DR-A-070121 Revision P02: Proposed Site Plan - Phase 1
- DAY-00-00-DR-A-070122 Revision P03: Proposed Plan - Level 00 - Phase 1
- DAY-00-01-DR-A-070123 Revision P03: Proposed Plan - Level 01 - Phase 1
- DAY-00-02-DR-A-070124 Revision P03: Proposed Plan - Level 02 - Phase 1
- DAY-00-03-DR-A-070125 Revision P03: Proposed Plan - Level 03 - Phase 1
- DAY-00-R1-DR-A-070126 Revision P03: Proposed Plan - Roof - Phase 1
- DAY-00-XX-DR-A-070127 Revision P03: Proposed Elevation - North - Phase 1

- DAY-00-XX-DR-A-070128 Revision P03: Proposed Elevation - East - Phase 1
- DAY-00-XX-DR-A-070129 Revision P03: Proposed Elevation - South - Phase 1
- DAY-00-XX-DR-A-070130 Revision P03: Proposed Section - A-A - Phase 1
- DAY-00-XX-DR-A-070131 Revision P03: Proposed Section - B-B - Phase 1
- DAY-00-XX-DR-A-070132 Revision P03: Proposed Section - C-C - Phase 1
- DAY-00-XX-DR-A-070133 Revision P03: Proposed Section - D-D - Phase 1
- DAY-00-00-DR-A-070135 Revision P03: Proposed Plan - Level 00 - Phase 2
- DAY-00-00-DR-A-070149 Revision P03: Gas Manifold

Documents and Supporting Information

- Noise Assessment For Planning AEC Report: P4171/R01b/DMT (Prepared by AEC; Dated 14/08/2024; Received 12/11/2024)
- Design & Access Statement Revision B (Prepared by Day Architectural; Dated December 2024; Received 04/12/2024)
- Project RED requested amendments to condition No. 6, 9 and 10 for clarification of phasing of development letter (Prepared by Day Architectural; Dated 16/12/2024; Received 14/01/2025)

All as approved under application 139000/JO/2024.

- RED-DAY-00-00-DR-A-070134 Rev P04: Proposed Site Plan – Phase 2
- RED-DAY-00-01-DR-A-070136 Rev P04: Proposed Plan – Level 01 – Phase 2
- RED-DAY-00-02-DR-A-070137 Rev P04: Proposed Plan – Level 02 – Phase 2
- RED-DAY-00-03-DR-A-070138 Rev P04: Proposed Plan – Level 03 – Phase 2
- RED-DAY-00-R1-DR-A-070139 Rev P04: Proposed Plan – Roof – Phase 2
- RED-DAY-00-XX-DR-A-070140 Rev P05: Proposed Elevation – North – Phase 2
- RED-DAY-00-XX-DR-A-070141 Rev P08: Proposed Elevation – East – Phase 2
- RED-DAY-00-XX-DR-A-070142 Rev P04: Proposed Elevation – South – Phase 2
- RED-DAY-00-XX-DR-A-070143 Rev P02: Proposed Section – A-A – Phase 2
- RED-DAY-00-XX-DR-A-070144 Rev P04: Proposed Section – B-B – Phase 2
- RED-DAY-00-XX-DR-A-070145 Rev P04: Proposed Section – E-E – Phase 2
- RED-DAY-00-XX-DR-A-070146 Rev P04: Proposed Section – F-F – Phase 2
- RED-DAY-00-XX-DR-A-070147 Rev P04: Proposed Site Sections
- RED-DAY-00-XX-DR-A-070150 Rev P05: GIFA
- RED-DAY-XX-XX-DR-A-070154 Rev P02: Ductwork Extension Impact on Views
- RED-DAY-00-XX-DR-A-070155 Rev P01: Proposed Elevation – Approved Scheme Comparison – North – Phase 2
- RED-DAY-00-XX-DR-A-070156 Rev P01: Proposed Elevation - Approved Scheme Comparison – East – Phase 2
- RED-DAY-00-XX-DR-A-070157 Rev P01: Proposed Elevation – Approved Scheme Comparison – South – Phase 2
- RED-DAY-00-XX-DR-A-070158 Rev P01: Proposed External Visuals – Phase 2

- RED-DAY-00-XX-DR-A-070300 Rev P03: Proposed Elevations – Duct Extension
- RED-DAY-00-01-DR-A-070306 Rev P02: Proposed Plan – Level 01 – Duct Extension
- RED-DAY-00-02-DR-A-070307 Rev P02: Proposed Plan – Level 02 – Duct Extension
- RED-DAY-00-03-DR-A-070308 Rev P02: Proposed Plan – Level 03 – Duct Extension
- RED-DAY-00-R1-DR-A-070309 Rev P02: Proposed Plan – Roof – Duct Extension
- Covering Letter (Prepared by DAY Architectural; Dated 29/04/2026)

All received on 23/07/2026 by the City Council as Local Planning Authority.

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.

Date: 30 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA