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:**

Non-material amendment to amend condition 2 (Approved Plans and Documents) attached to planning permission 144939/FO/2026 to allow for reduction in number of approved photovoltaic panels and rerouting of external cabling.

**Location:**

Cobbett House Manchester Royal Infirmary Oxford Road Manchester M13 9WL

**Application reference:**

OTH-2026-001130

**Applicant:**

Manchester University NHS 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 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, nor impact upon any Glint and Glare. Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144939/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144939/FO/2026 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, received by Manchester City Council as the Local Planning Authority on 13 January 2026:

- Location Plan - Proposed PV Roof Layout Sheet 2 of 2 RES00361-94
- Heritage Impact Statement

Received by Manchester City Council as the Local Planning Authority on 11 February 2026:

- Forgesolar Glare Analysis

Received by Manchester City Council as the Local Planning Authority on 23 July 2026:

- Proposed Roof Plan 1 RES000361-93
- Proposed PV Roof Layout Sheet 2 of 2 RES000361-93
- Proposed Wall mount power system RES000361-94 -Cobbett House Inverter Elevation
- Proposed PV Roof Layout Sheet 1 of 1 RES000361-95 Cobbett House PV Roof Layout
- Project Plan Cobbett House Roof 1 by Enstall

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 DC19 of the Unitary Development Plan for Manchester.

Date: 13 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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