MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-001129
Application type:	Non-Material Amendment
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.
Site address:	Manchester Royal Infirmary Oxford Road Manchester M13 9WL
Ward(s):	Ardwick
Date application valid:	23 July 2026
Applicant name:	Mr Matthew Glynn
Agent (if any):	Mr Richard Gill
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	29/07/2026

Description of site, building and/or area

The application relates to the north-eastern corner of the MRI building which forms the A&E Adults Unit that face onto Upper Brook Street. The site as existing is currently undergoing works relating to the implementation of a new four storey building, known as Project Red, approved under planning permission 139000/JO/2024. The build will be finished in aluminium cladding. The adjacent building to be retained is a modernist post-war property characterised by concrete panels and protruding glass bays.

The neighbouring area is largely characterised by the Manchester Royal Infirmary site itself, an expansive estate of buildings in medical uses of varying ages, designs and scale. To the north lies the University of Manchester campus, an area characterised by a high number of buildings in educational uses. To the east and west of the site lie 2no arterial roads that lead to the heart of Manchester City Centre, Oxford Road and Upper Brook Street.

Description of development

The application seeks a non-material amendment to planning permission 139000/JO/2024 that seeks to amend condition 2 (Specified Plans) to allow for the installation of enclosed external staircase and cladding reconfiguration.

The proposed external stair enclosure would protrude beyond the previously approved flat roof, being rectangular in shape, be set back from the edge of the property and adjacent to a lift shaft. Said extension is required to provide safe roof access and would be completed in composite cladding to match that of the rest of the building.

It has been recognised that additional ductwork to service the hospital use is required and that to preserve internal floorspace this must be situated on the northern facing side elevation of the building. Proposed ductwork would be screened from view by a proposed cladded extension/screen that would be completed in aluminium to match the rest of the property. The proposed screen would be set back 9m from the property's parapet and run from the property's first floor to its roof.

Relevant planning history

139000/JO/2024 - Variation of conditions 2 (approved dwgs), 6 (Parking Strategy), 9 (Travel Plan) and 10 (Landscaping) attached to planning permission 128651/FO/2020 to allow for elevational alterations and to allow for trigger point to be completion of final phase of development – Approved February 2025.

128651/FO/2020 - 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 – Approved March 2021.

Consultation, notification and publicity responses

Not applicable.

Issues

The proposed alterations would physically extend the building beyond what was previously approved under permission 139000/JO/2024. Notwithstanding this, the proposed alterations are considered to be sensitively located so as to have a negligible impact on the appearance of the building, as well as the local street scene. Views that have been submitted with the proposal illustrate that the proposed enclosed staircase would only be visible when approaching the site from the south along Upper Brook Street. Due to the relatively small size of the extension and its set back from the parapet, views of it would be semi-obscured. The same views assessment also illustrates that the proposed plant enclosure/extension would only be partially visible when approaching from the north along Upper Brook Street, as well as when viewing it face on. Due to the screens 9.1m set back from the primary elevation, as well as the presence of the neighbouring adjacent modernist build screening it from view, vantage points from where it can be appreciated are limited in number. Furthermore, due to both elements being completed in matching cladding to the rest of the property, it is considered that their visual impact would be minimised yet further.

In light of this, the proposal would not result in a noticeable change to that deemed permissible under the original planning permission, therefore, the proposed amendments are considered non-material and are acceptable.

On this basis, the application is therefore recommended for approval.

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

Reasons for approval

1) 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.

Conditions attached to 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.