MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for roof repairs and replacement works.

Location:

Former Outpatients Building Manchester Royal Infirmary Oxford Road Manchester M13 9WL

Application reference:

PLA-2026-000746

Applicant:

Mr Patrick Telfer

Date of application:

17 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority

   Plans

   - L(01)000 P1 [Location Plan]

   - L(01)001 P1 [Site Plan as Existing]

- L(04)001 P1 [Site Plan as Proposed]

- L(37)002 P1 [Typical Roof Repairs - Asphalt Roofing]

All received 22/06/2026

- L(06)001 P1 [Section AA as Proposed]

Received 17/07/2026

- L(01)204 P2 Fabric Repairs - RF Roof Plan as Existing

- L(02)201 P2 Fabric Repairs - North Elevation as Existing
- L(02)202 P2 Fabric Repairs - East Elevation as Existing (1 of 2)
- L(02)203 P2 Fabric Repairs - East Elevation as Existing (2 of 2)
- L(02)204 P2 Fabric Repairs - South Elevation as Existing
- L(02)205 P2 Fabric Repairs - East Elevation as Existing (1 of 2)
- L(02)206 P2 Fabric Repairs - East Elevation as Existing (2 of 2)

- L(04)104 P2 [General Arrangement - RF Roof Plan as Proposed]

- L(05)101 P2 [Elevations as Proposed]

- L(06)101 P1 [Section Through Parapet Gutter as Proposed]

- L(37)001 P3 [Typical Roof Details - Slate Roof and Parapet Gutter Repairs]

All received 04/09/2026

Documents

- Heritage Impact Assessment ref: MAN\2026 \02\0015 Rev 3

Received 22/06/2026

- Nature vent product specification by UK Slate

Received 04/09/2026

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

3) a) Notwithstanding the details as set out in condition 2 above, prior to any works being undertaken that require the use of the scaffold, full and final details of scaffold design shall be provided to and approved by the City Council as Local Planning Authority before any further works that require the use of the scaffold are undertaken. The submitted details shall include an assessment document to sequentially explore options for scaffolding to determine and implement the least harmful scaffolding option, including options for a buttress scaffold. These details shall also be accompanied by scaled elevations and sections in the context of the building, showing the scaffold in the context of the building as well as any fixings into the brickwork/mortar or the parapet.

The approved scaffold design shall then be implemented for the duration of the works.

b) One week prior to the completion of the repair works, full and final details shall be submitted for any making good including to the fixing points shall be provided to and approved by the City Council as Local Planning Authority. The scaffolding shall then

be removed upon completion of the repair works and the details for making good shall be implemented.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

4) Notwithstanding the details as set out in condition 2 above, and notwithstanding the details of drawing L(01)204 P02 and the Nature vent product specification by UK Slate, prior to any works to the roof, full and final details for the slate vents to be installed shall be submitted to approved by the City Council as Local Planning Authority before any works to the roof are undertaken.

For the avoidance of doubt, this shall include:

- Product sample of vents

- Methodology for the works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The works for vent installation shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

5) Notwithstanding the details as set out in condition 2 above, prior to any works to the roof, full and final details for the replacement of slipped slates shall be submitted to approved by the City Council as Local Planning Authority before any works to the roof are undertaken.

For the avoidance of doubt, this shall include:

- Roof Plans showing area of tiles to be replaced, and/or a schedule of slipped tiles to be replaced

- Fixing clip detail

- Samples of proposed replacement tiles and workmanship

- Methodology for the works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The works for slate tile replacement shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

6) a) Notwithstanding the details as set out in condition 2 above and the drawings referenced L(01)204 P2 and L(37)001 P03 received 04/09/2026, prior to the commencement of any works, full and final details for the works to the parapet guttering shall be submitted to approved by the City Council as Local Planning Authority before any works to the roof are undertaken.

For the avoidance of doubt, this shall include:

- Details of any modifications to the outlets, as well as the size and detailing of any RWP.

- Samples of the cast iron rainwater goods and leadwork workmanship

- Methodology for the works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The parapet guttering works and any associated elements shall then be carried out in accordance with the approved details and remain in-situ thereafter.

b) During the parapet guttering works as described in part a above, a survey of the underlying roof timbers shall be undertaken pursuant to Condition 7 below. The survey shall then be submitted for review and approval to the City Council as Local Planning Authority within 4 weeks of the completion of the works.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

7) Notwithstanding the details as set out in conditions 2 above, following the submission of the roof timber survey under Condition 6b above and prior to any repair works to the roof timbers, full and final details for roof timber repairs shall be submitted to approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Roof Plans showing area of roof timbers to be repaired, or a schedule of roof timber repairs to be repaired

- Methodology and workmanship sample for the works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The roof timber repairs shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section

16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

8) a) Notwithstanding the details as set out in condition 2 above, prior to any works to the coping stones and any other masonry, a survey of the condition of the rooftop masonry including the coping stones, with photographic evidence and a scheduled recommendation for either repair or replacement of each surveyed area shall be submitted to and approved by the City Council as Local Planning Authority.

b) Within 4 weeks of the approval of the survey as detailed in part a of this condition, and prior to any works to the coping stones and any other masonry, full and final details shall be submitted to and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Roof plans with mark ups of the stone to be repaired/replaced

- Methodology for any repair works including tools, products, methods to be in place, as well as contractor instructions to be followed.

- Samples of replacement stone and workmanship as relevant

- Methodology for any stone replacement works including tools, products, methods to be in place, as well as contractor instructions to be followed.

- Methodology for any removal of vegetation works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The works to the masonry shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

9) Notwithstanding the details as set out in condition 2 above, prior to any repointing works, full and final details shall be submitted to and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Evidence of mortar sampling and analysis to inform the mortar mix

- Samples of mortar mix and workmanship

- Methodology for the works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The repointing works shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

10) Notwithstanding the details as set out in condition 2 above, prior to any works to the windows, full and final details of any redecoration and repair works shall be submitted to approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Paint analysis for areas where all layers of paint are to be removed.

- Methodology for any removal of paint works including tools, products, methods to be in place, as well as contractor instructions to be followed.

- Samples of paintwork and workmanship on a like-for-like basis, compatible with any existing paint, and at a specification to be deemed suitable for application to historic windows.

- Scheduled survey of each window to be repaired

- Methodology for any window repair works including tools, products, methods to be in place, as well as contractor instructions to be followed.

The works to the windows shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

11) Notwithstanding the details as set out in condition 2 above, prior to any works to the ladder and fall protection, full and final details of any replacement of the ladder and fall protection shall be submitted to approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Detailed existing and proposed drawings showing the design, position, location of the ladder and fall protection

- Fixing details

- Materials

The works shall then be carried out in accordance with the approved details and remain in-situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the

character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

12) The details of the flat roof covering shall remain in situ as implemented and shown on drawing L(04)104 P01.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, EC8, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 10 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-listed-building-consent-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026