

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143753/FO/2025

Date registered valid: 29 August 2025

Proposal: Replacement of existing portacabin/modular buildings and erection of a two storey building for medical use providing theatre, surgery and associated uses linked to the existing maternity facility and associated external alterations

Address: Wythenshawe Hospital, Floats Road, Manchester, M23 9LT

Ward(s): Baguley Ward

Applicant: Mr Oliver Hewitt, Wythenshawe Hospital - Vanguard Maternity Theatres on behalf of Manchester University NHS Foundation Trust

Agent (if any): Mrs Faye Wright, Forward Planning and Development

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 October 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 September 2025

Standard consultations:

Printed: 9 September 2025

Expired: 30 September 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 15 September 2025

Expired: 6 October 2025

Press advert

Published: 16 September 2025

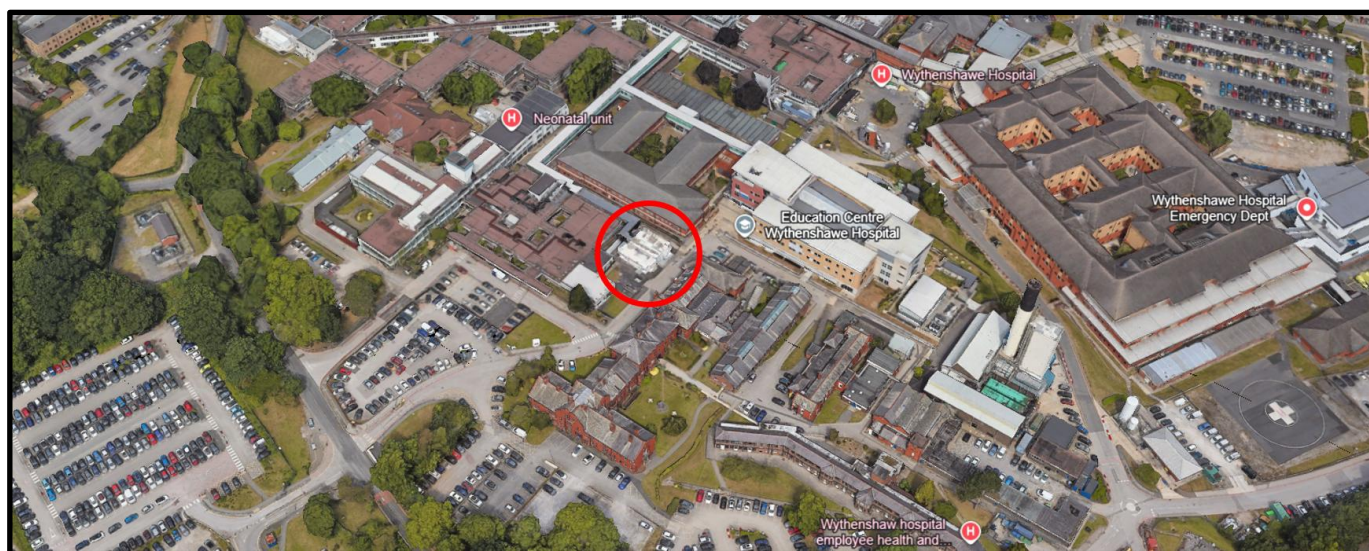
Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the site of an existing modular building (circled below) located within the Wythenshawe Hospital complex. The building provides maternity facilities.



Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Erection of a two storey building for use in association with the existing maternity facilities. The new building would provide theatres, consultation rooms and associated uses. To facilitate the development the existing modular building would be removed.

Consultations & Notification Responses

Members of the Public – Correspondence has been received requesting that a number of swift bricks be incorporated into the scheme.

Highway Services – Have made the following comments:

- As the proposals will enable continuity of maternity services within the hospital site due to ongoing refurbishment works, it is anticipated that there will be no significant increase in patient or staff numbers.
- The proposals are located within the established hospital site which benefits from access to various sustainable transport modes, surrounding pedestrian routes and cycle parking provision.
- The main entrance points to the building will be from the existing hospital buildings to the west with an additional ramped access to the east, adjacent to the existing access road footway. Plans indicate that the proposals will not affect surrounding pedestrian routes/footways.
- No additional cycle or staff parking is proposed. This is considered acceptable by Highways given that there will be no significant increase in patient/staff numbers.
- A construction management plan condition is suggested in this instance.

MCC Flood Risk Management – Suggests the imposition of a drainage condition.

Environmental Health – Suggests the imposition of a number of conditions designed to protect residential amenity and public health.

Manchester Airport Safeguarding Officer – Suggests the imposition of a number of conditions and informatives designed to ensure aerodrome safety at Manchester Airport.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a

planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EC10, Wythenshawe – This policy states that Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. It states that the majority of economic development will be focused on four sites, the second of which is relevant in this instance:

2. University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices.

Policy EC 12, University Hospital South Manchester Strategic Employment Location – This policy states that University Hospital South Manchester has plans to expand its operation, emphasising its role in key health care areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/well being centre, an innovation centre, incubator units, an hotel and ancillary offices. Any development will be expected to:

- Support continued growth and development of the hospital
- Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created
- Take advantage of the proposed extension of Metrolink and its proximity to the hospital site. Address road access to the site and any conflict between road users. Any development proposal would be expected to be set within the context of a comprehensive scheme for the whole site

Policy DM1, Development Management – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Saved UDP Policies – Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

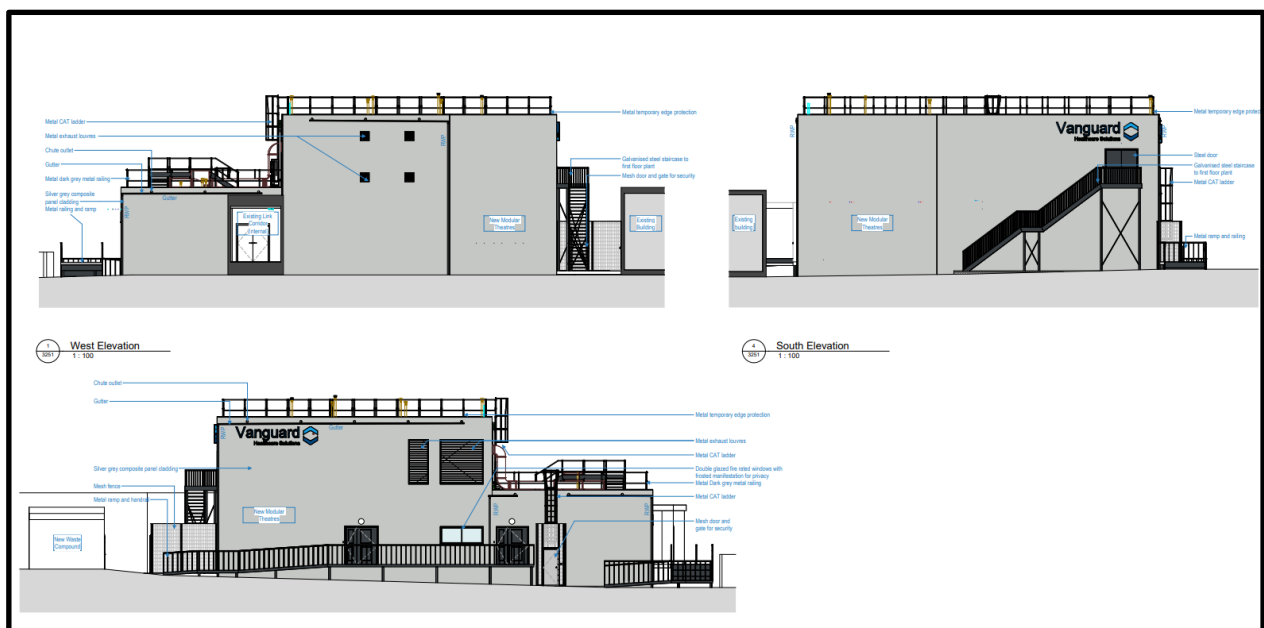
- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – There is no objection in principle to the proposed development, as it would deliver enhancements to the hospital’s maternity services. However, the proposal must be assessed to ensure that it does not result in unacceptable impacts on visual and residential amenity, or compromise existing levels of pedestrian and highway safety.

Design – The proposed building is modular in design and is constructed from cladding. It would be topped by a flat roof which would be enclosed by safety balustrading.



Overall, the building's form and finish are considered appropriate within the context of the surrounding hospital estate. Its scale, massing, and materials are consistent with adjacent structures, and the overall design is deemed acceptable in relation to its setting.

Visual Amenity – Given its design and siting, it is not considered that the proposal would be readily visible to passing pedestrians and motorists, as such it is not considered that the proposal would have a detrimental impact upon the current levels of visual amenity enjoyed along this section of Floats Road.

Residential Amenity – As there are no residential properties within the immediate vicinity of the proposed development, it is acknowledged that the scheme would not give rise to any adverse impacts on existing levels of residential amenity. Nevertheless, in the interest of safeguarding the wider environment, a condition is recommended to secure appropriate noise mitigation measures for when the development is in use.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed within the vicinity of the hospital site.

Ecological Enhancements – Given the modular design of the building and the operational requirements of the hospital it is not considered appropriate in this instance to require the installation of swift bricks.

Waste Management – As the proposed development forms part of the wider hospital campus, which operates under an established and comprehensive waste management strategy, there is no requirement for a separate, dedicated waste management plan for this facility. Consequently, it is not considered necessary to impose the waste management condition requested by Environmental Health in this instance.

Drainage – The proposed development would connect to the hospital's existing drainage infrastructure, in this context it is not deemed necessary to impose a separate drainage condition.

Contaminated Land – While no specific contamination issues have been identified on the site, it is felt prudent to attach a condition requiring there to be a watching brief. This precautionary approach will help ensure that any unexpected contamination encountered during construction is appropriately managed in accordance with relevant guidance.

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 policies 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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 15 August 2025:

- a) Drawing no. PR1334-STN-XX-XX-DR-A-1001 A03 - LOCATION PLAN
- b) Drawing no. PR1334-STN-XX-XX-DR-A-1101 A03 - EXISTING SITE PLAN
- c) Drawing no. PR1334-STN-XX-XX-DR-A-1201 A03 - PROPOSED SITE PLAN
- d) Drawing no. PR1334-STN-XX-00-DR-A-2252 A02 - PROPOSED GROUND FLOOR
- e) Drawing no. PR1334-STN-XX-01-DR-A-2253 A03 - PROPOSED FIRST FLOOR PLAN
- f) Drawing no. PR1334-STN-XX-R1-DR-A-2254 A03 - PROPOSED ROOF PLAN
- g) Drawing no. PR1334-STN-XX-EL-DR-A-3251 A03 - PROPOSED ELEVATIONS
- h) Design and Access Statement
- i) Planning Statement
- j) Plant Noise Impact Assessment (PR1334-APX-XX-XX-RP-AC-100001 A01)

and the following received on 29 August 2025:

- k) Drawing no. PR1334-STN-XX-XX-DR-A-1002 - LOCATION PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of above ground works, a sample of the composite cladding to be used on the external elevations of the development hereby approved shall be submitted to and be approved by the City Council as Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no reflective materials (including solar PV) other than clear or obscure glass shall be added to the building.

Reason - In the interests of flight safety and to prevent distraction and ocular damage to pilots using Manchester Airport, pursuant to Policy DM2 in the Manchester Core Strategy.

5) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason - In the interests of flight safety and to prevent distraction and confusion to pilots using Manchester Airport, pursuant to Policy DM2 in the Manchester Core Strategy.

6) Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- a) Details of Wheel Washing;
- b) Dust and smoke suppression measures;
- c) Compound locations where relevant;
- d) Location, removal and recycling of waste;
- e) Routing strategy and swept path analysis;
- f) Parking of construction vehicles and staff;
- g) Hours of working
- h) Risk assessment of potentially damaging construction activities.
- i) Responsible persons and lines of communication.
- j) Use of protective fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase and in the interests of aerodrome safeguarding, pursuant to Policies DM1 and DM2 of the Manchester Core Strategy.

7) The development shall be implemented and thereafter maintained in accordance with the recommendations of the Plant Noise Impact Assessment (Apex, ref: PR1334-APX-XX-XX-RP-AC-100001 A01) received on 15 August 2025.

Reason – To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

8) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Informatives

1) Aerodrome Safeguarding - a) The use of radio frequency (RF) emitting devices in this location has the potential to interfere with Manchester Airport's Communication, navigation, and surveillance (CNS) equipment. In the interests of maintaining the integrity of CNS equipment critical to aviation operations RF devices are to be approved by Manchester Airport prior to energisation.

b) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: [https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/](https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane%20notification/)Crane notification/

c) The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: <https://www.manchesterairport.co.uk/aviation-professionals/drones>

d) In order to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport, during construction and in perpetuity, robust measures shall be taken to prevent birds being attracted to the site. The roof areas should not become attractive to birds hazardous to aviation.

2) Highway Informative - The applicant should be advised that any requirements for licensing, hoarding/scaffolding, Section 50 works skips and any associated temporary traffic management arrangements on the adopted highway network will need discussion and agreement with the Council's Highway Applications and Network Resilience teams via Email:

highwaylicences@manchester.gov.uk/highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Manchester Airport Safeguarding Officer

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA