

Wythenshawe Maternity Theatres, Southmoor Road, Wythenshawe, Manchester, M23 9LT Planning Statement



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1 Executive Summary

- 1.1 This planning statement has been produced by Forward Planning and Development Limited ('FWPD') for the proposed removal of existing modular units and their replacement with a new two storey modular building comprising two new operating theatres, recovery area and staff and patient support rooms at Wythenshawe Hospital Campus ('WHC') in Southmoor Road, Wythenshawe, Manchester M23 9LT('Application Site').
- 1.2 For clarification purposes Wythenshawe Hospital Campus ('WHC') is also known as University Hospital South Manchester ('UHSM').
- 1.3 Wythenshawe Hospital is a Manchester University NHS Foundation Trust ('MFT') hospital. MFT was formed on 1st October 2017 following the merger of Central Manchester University Hospitals NHS Foundation Trust ('CMFT') and University Hospital of South Manchester NHS Foundation Trust('UHSM').
- 1.4 The existing modular units on site are not listed and are not located within a Conservation Area. They have no heritage value.
- 1.5 The Site is located within the WHC which is a strategic employment site in Manchester. WHC falls within the Wythenshawe Policy Area, and is allocated within Policy EC12 as the University Hospital South Strategic Employment Location
- 1.6 The proposal involves the demolition/removal of the temporary portacabin/modular buildings and their replacement with a new two storey, modular building to accommodate medical theatres and surgery rooms whilst the maternity wing of the WHC is redeveloped.
- 1.7 The existing Wythenshawe Hospital is a major acute teaching hospital, recognised as a centre of clinical excellence and providing district general hospital services and specialist tertiary services to the local community.
- 1.8 Planning permission is therefore sought from the Council in respect of the following proposal:-

'Replacement of existing portacabins/modular buildings and arection of a two storey building for medical use providing theatre, surgery and associated uses linked to the existing maternity facility and associated external alterations'.
- 1.9 This application submission includes the following documents which should be read in conjunction with this statement:-

- Planning Application forms
- Relevant Certificate (Certificate A)
- Site Location Plan
- Site plan
- Existing and proposed planning drawings
- Planning Statement
- Design and Access Statement
- Noise Report

1.10 The principle planning issues associated with this proposed redevelopment are as follows:-

- Land Use
- Design Considerations
- Noise

1.11 This Planning Statement concludes that the proposal complies with planning policy at all levels and that planning permission should therefore be granted.

2 Introduction

- 2.1 This Planning Statement describes the planning application for a development at Wythenshawe Hospital Campus ('WHC') in Southmoor Road, Wythenshawe, Manchester M23 9LT ('Application Site').
- 2.2 This proposal involves the removal of the existing temporary portacabins at WHC and their replacement them with a new two storey modular building. The new semi-permanent theatre buildings are required by the Trust, as the existing theatres need to be closed to allow for the removal of RAAC planks within the roof construction. The new semi-permanent theatres will allow the Trust to continue to provide continuity of care for their patients whilst the RAAC removal and associated reinstatement works are undertaken.
- 2.3 Manchester University NHS Foundation Trust (MFT) and Bruntwood have developed a Strategic Regeneration Framework for the transformation of the Wythenshawe Hospital Campus. This is in accordance with the existing Manchester Core Strategy Policy EC12 University Hospital South Manchester Strategic Employment Location. The strategy builds upon the opportunities presented by the existing strengths of the Hospital (as part of one of the largest life sciences clusters in the region) and those presented by the devolution of health and social care within Greater Manchester to significantly improve health outcomes for residents whilst reducing the barriers that poor health creates. This proposal seeks to address the aspirations of the SRF and Core Strategy policy with regard to this strategic employment site.
- 2.4 Planning permission is sought for:
- 'Replacement of existing portacabins/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.'***
- 2.5 This planning statement is one of a number of documents, which have been submitted in support of the application for planning permission. The other supporting application documents are:
- Planning application forms;
 - Ownership Certificate A;
 - A site location plan;
 - Existing and proposed plans, sections and elevations;

- Planning Statement produced by Forward Planning and Development
- Design and Access Statement produced by Vanguard
- Acoustic Report produced by Apex.

2.6 This planning statement provides a comprehensive review of national and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan. It also considers other material considerations, in accordance with the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2005. It is concluded that the development proposals accord with the aims and objectives of national, strategic and local planning policy and therefore support the grant of planning permission.

3 Site and Surroundings

- 3.1 The Application Site is located within the administrative area of the Manchester City Council ('MCC').
- 3.2 The application site is located on the site of the Wythenshawe Hospital Campus ('WHC'). The Site is also known as the University Hospital South Manchester ('UHSM').
- 3.3 The Application Site located within the WHC is identified as a strategic employment location in the Core Strategy. The Framework Area boundary is broadly bound by Tilson Road to the north, Clay Lane to the east, the Jurassic Car Park to the south and Floats Road to the west.
- 3.4 The Application Site sits to the south the Strategic Framework Area boundary on Southmoor Road. The buildings to be replaced is located to the east of the existing Maternity Unit of the WHC.
- 3.5 The existing building currently accommodates additional floorspace for the maternity wards but this is not sufficient to accommodate replacement facilities whilst the current maternity building is refurbished.
- 3.6 The buildings on site are currently comprised of a number of single storey temporary portacabin/modular units that were granted planning permission in 2019. They are of a temporary nature.
- 3.7 The surrounding area is made up of permanent structures that comprise additional buildings related to the Wythenshawe Hospital campus. The nearest residential properties to the east of Wythenshawe Hospital are on Stapleford Close. The nearest house is approximately 200 metres from the proposed site and is completely screened from view by existing hospital buildings
- 3.8 The Application Site is shown on the location plan below.

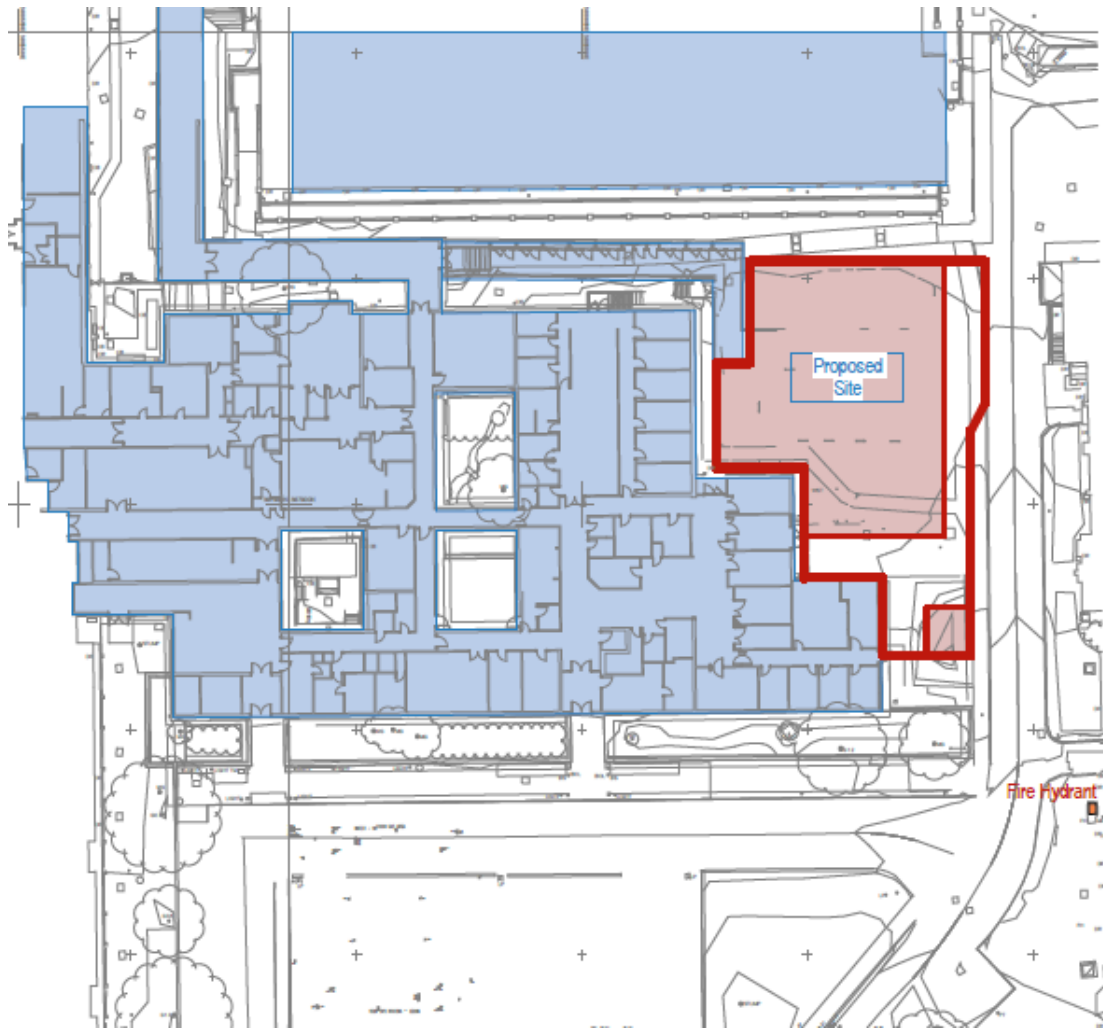


Figure 1: Location Plan

4 Planning History

4.1 A review of the online Statutory Register of Planning Applications held by the Council has been carried out and the following planning history was found for the Application Site:

- 122928/FO/2019 Erection of 2no. temporary theatre units on an existing car park site, adjacent to the Wythenshawe Maternity Unit, including associated services provision, landscaping works and perimeter fencing. Granted 17 May 2019.

4.2 Other planning applications relating to the wider hospital site are also available online, of these, a selection of those most relevant to this particular application have been listed below:

- 111474/FO/2016/S2 - Erection of a modular room at Wythenshawe Hospital to be occupied by a data centre – Granted 11 May 2016.
- 055900/FO/SOUTH3/99 - Erection of a sterile services unit serving Wythenshawe Hospital – Granted 8 April 1999.

5 The Proposal

- 5.1 As set out above, the proposal seeks to remove the existing temporary portacabin buildings and replace them with a new two storey modular building. This building will house two new operating theatres, recovery area and staff and patient support rooms.
- 5.2 The units are modular in nature and are intended to be provided as a short-term solution whilst the maternity unit of the hospital is redeveloped and upgraded.
- 5.3 The new semi-permanent theatre buildings are required by the Trust, as the existing theatres need to be closed to allow for the removal of RAAC planks within the roof construction. The new semi-permanent theatres will allow the Trust to continue to provide continuity of care for their patients whilst the RAAC removal and associated reinstatement works are undertaken.
- 5.4 The proposed portacabin building is designed to accommodate maternity facilities including two theatres, a recovery ward, support rooms and staff areas.
- 5.5 Drainage and service connections will connect into the hospital's existing infrastructure. Additionally, a first-floor plant room is proposed, which will house the UPS switch room, comms and plant space required to support the modular building.
- 5.6 Planning permission is therefore sought for:
- 'Replacement of existing portacabins/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'.***
- 5.7 Further detail can be found in the Design and Access Statement prepared by Sonnemann Toon Architects.

6 Planning Policy Framework

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The documents comprising the Manchester Development Plan include:

- The National Planning Policy Framework (2024);
- The Manchester Local Plan (2012)

6.2 An overview of the relevant policy from these documents is provided below.

National Planning Policy

6.3 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework ('NPPF'), adopted in July 2018, updated in 2019 and most recently updated in December 2024. The NPPF is a material consideration when determining planning applications.

6.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

6.5 The Statutory Development Plan comprises of the policies set out in the London Plan (March 2021) and the Ealing Local Plan.

National Planning Policy Framework ('NPPF') (2024)

6.6 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

6.7 The NPPF introduces the **presumption in favour of sustainable development** although it makes plain that the development plan is still the starting point for decision making.

6.8 The NPPF confirms that it has 3 overarching sustainability objectives:

- Economic – to help build a strong responsive, competitive economy supported by necessary infrastructure;
- Social - to support vibrant, healthy communities in a well-designed safe built environment with appropriate accessible services and open spaces; and
- Environmental – contributing to protect and enhance the natural, built and historic environment.

6.9 Paragraph 39 of the NPPF states that with regard to decision making *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.’*

6.10 Paragraph 48 sets out that *‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

Local Planning Policy

Manchester Core Strategy (2012)

6.11 Manchester's Core Strategy (‘MCS’) was adopted on 11 July 2012 and is the key Development Plan document in the Local Development Framework (‘LDF’).

6.12 Manchester's Core Strategy was updated following the adoption of *The ‘Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039’* (adopted on 21 March 2024).

6.13 Certain Core Strategy (CS) policies have been partially replaced by Places for Everyone (PfE) policies. Any part of the policy that is not replaced remains part of Manchester’s Core Strategy.

6.14 The following adopted policies from the Core Strategy are considered relevant to the consideration of this application and are discussed in greater detail in Section 7 of this Planning Statement below. Relevant policies of the Core Strategy include:

- Policy S04 Provide a network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food
- Policy CC9 Design and Heritage
- Policy EN1 Design Principles and Strategic Character Areas
- Policy EC10 Wythenshawe
- Policy EC12 University Hospital South Manchester Strategic Employment Location
- Policy DM1 Development Management

Wythenshawe Hospital Campus Strategic Regeneration Framework (2020)

- 6.15 Manchester University NHS Foundation Trust and Bruntwood have developed a masterplan to support the development of Wythenshawe Hospital Campus as a sustainable health village over a 10 to 15 years period, enhancing the Hospital whilst diversifying uses to include complementary commercial, leisure and retail set within a high quality, greener public realm.
- 6.16 Wythenshawe Hospital and adjacent land is long established within planning and regeneration policy as an opportunity for transformational change. This is recognised within the Core Strategy allocation (Policy EC12 University Hospital South Manchester Strategic Employment Location), which identifies that it will provide opportunities for Hospital expansion together with complementary economic development that can take advantage of the close links to the Hospital. It is further acknowledged through the draft Greater Manchester Spatial Framework, in a proposed allocation for development of the southern part of the site as a strategic employment location (draft GM11 Roundthorn Medipark Expansion).
- 6.17 The following key objectives are at the forefront of the ambitions set out in the Wythenshawe Campus Strategic Regeneration Framework (SRF):
- To create an enhanced clinical environment that is in line with modern standards and deliver a hospital that is accessible and welcoming for patients and visitors.
 - To achieve net zero carbon development across the Framework in line with the commitments of MFT, Bruntwood and Manchester City Council.
 - To deliver inclusive growth, ensuring that the local community derives maximum benefit from the investment into the Campus including through job creation, local employment and training opportunities. The Framework provides a range of

employment, including jobs that could contribute towards a rise in productivity and pay in the foundational sectors of the economy, such as retail and social care.

- To create world class research facilities to support the work of clinicians and academics in keeping MFT at the forefront of innovative developments in healthcare.
- To ensure that MFT continues to attract the best people to work at the Wythenshawe Campus and to create a safe, efficient and stimulating work environment.
- To maximise the opportunities to develop MFT land for commercial uses which support the work of MFT.

6.18 Within the context of the existing Core Strategy planning policy for Manchester the Wythenshawe Hospital Campus represents a significant new opportunity to contribute towards the economic, social, environmental and health priorities for Greater Manchester, building on its significant advantages and future planning in respect of strategic transport connections and the wider sphere of influence.

7 Planning Assessment

7.1 This section of the Planning Statement assesses the key planning considerations associated with the revised proposals. The key considerations include:

- a) Land use Considerations
- b) Design Considerations
- c) Amenity - Noise

Land Use – Replacement Hospital/Medical Facilities

Planning Policy

- 7.2 Part C of paragraph 96 of the NPPF states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs.
- 7.3 Strategic Policy 04 of the Local Plan ‘Provide a network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food’ states at paragraph 10.3 that *‘Essential to delivering Manchester’s community strategy vision of a successful city that attracts and retains successful people is ensuring that everyone has access to a range of shops, community facilities, services, leisure and culture opportunities that meet their needs in a sustainable way.’*
- 7.4 Paragraph 8.90 of the Core Strategy states that ‘The vision for UHSM is to create an internationally significant ‘MediParc’ which generates wealth, employment and increased productivity through activities directly linked to research-led healthcare innovation. Spatially, UHSM is in a key growth location within the south of the Manchester City Region. The improved health facilities will be important to improve the health of the local community. Development should also ensure that employment opportunities are created which can benefit nearby residents.
- 7.5 Policy EC10 of the Core Strategy ‘Wythenshawe’ states that a part of the area’s economic development will focus on University Hospital, South Manchester (‘Wythenshawe Hospital’) which is identified as suitable for growth related to healthcare, biosciences and ancillary offices. Paragraph 8.79 of the Core Strategy states that WH is the largest employer alongside Manchester Airport.

7.6 Policy EC12 states that *'University Hospital South Manchester has plans to expand its operation, emphasising its role in key healthcare areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/wellbeing 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.'

7.7 Policy EC12 promotes the growth of total employment land in the area as 1.3ha in total by 2027.

7.8 The current proposal is for the demolition of an existing temporary building on the WH site that currently houses supporting medical facilities. A new temporary building is proposed that will accommodate the maternity unit for the hospital whilst the permanent/existing accommodation for the maternity unit is redeveloped.

7.9 In this context the proposed use is acceptable within the permitted use of the existing WH. The proposed use works to enable the continued regeneration of WH, through enabling continued access to maternity facilities and enabling employment opportunities to be maintained whilst the redeveloped is carried out.

7.10 The proposal also supports the aspirations of the SRF for WH by enhancing the quality of health care facilities. The redevelopment of this existing building is specifically proposed in order to relocate exiting hospital facilities to enable the upgrades and essential works to take place of the existing maternity unit (noting that some of the facilities are ageing and outdated). This proposal will facilitate the creation of a modern hospital and workplace with cutting edge facilities, which ultimately benefits local people and creates new jobs. This is a key aspiration of local planning policy.

7.11 The proposal therefore meets the planning objectives of NPPF policy which seeks to promote enhanced healthcare facilities, Policies EC10 and EC12 of the Core Strategy and the objectives

of the SRF for the WHC.

Design Considerations

- 7.12 Design has been fully considered throughout the development of the proposal. This section seeks to provide a summary of the proposal and its design in the context of relevant policy.
- 7.13 The NPPF places enhanced emphasis on the importance of exceptional design in development proposals. Paragraph 131 states that *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*
- 7.14 Paragraph 137 of the NPPF states that *‘Design quality should be considered throughout the evolution and assessment of individual proposals.’*
- 7.15 At the local level, Policy CC9 of the Core Strategy states that the *‘Design of new buildings will need to be of the highest standard in terms of appearance and function.’*
- 7.16 Policy DM1 ‘Development Management’ sets out a series of design criteria that all new developments must consider including:
- 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.
 - Impact on surrounding amenity and accessibility.
- 7.17 Core Strategy policy EN1 ‘Design Principles and Strategic Character Areas’ states that *‘All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes’.*
- 7.18 Paragraph 10 relates to the ‘Wider Wythenshawe Character Area’. It states that ‘Wythenshawe

was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres... The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape'.

- 7.19 The proposal involves the replacement of the existing temporary modular/portacabin buildings with a modular maternity theatre building comprising a two-storey structure, intended to replace the existing mobile units on site. It will be connected to an existing single-storey hospital building and clinical waste compound.
- 7.20 As part of the fire safety strategy, a new ramp is proposed on the northern side to provide a connection to the existing hospital internal corridor.

Scale, Bulk and Materials

- 7.21 The proposed building will sit within the scale and context of the existing surrounding hospital buildings which comprises a mix of one and two storey developments. The replacement building will not appear overly large or obtrusive.
- 7.22 The design and materials used for the proposal are in keeping with the character of the site and are appropriate when considering the intended use. The external cladding will be silver grey to match the surrounding buildings and will have a flat roof to match the surrounding buildings.
- 7.23 Whilst no private outdoor amenity space can be provided on this site, the WHC offers alternative outdoor amenity areas close to the Application Site.
- 7.24 The proposed buildings will be of a functional design which will complement the surrounding hospital infrastructure.
- 7.25 As such, the proposed modular building is considered acceptable in design terms and is of a scale required to accommodate medical replacement facilities whilst the maternity unit is redeveloped. The proposed development concept represents a high quality/functional design solution which meets the current needs of the hospital.

Accessibility

- 7.26 Local Policy T2 of the Core Strategy states that Councils will manage new development to ensure that they are well located with national and international connections – include hospitals.
- 7.27 The development has been designed with inclusivity in mind, ensuring accessibility for all users, including individuals with disabilities. Key features of the design related to accessibility include:
- Facilities include accessible WCs and changing areas for both patients and their partners;
 - The modular construction approach also allows for generous corridor widths, accommodating wheelchair users and facilitating the movement of trolleys within clinical spaces;
 - Pedestrian access to the new units is proposed via new ramps, which will conform to Building Regulations requirements. These are included to provide level access to entrance and fire escape routes.

Environmental Design

- 7.28 Modular buildings play a significant role in promoting environmental sustainability in several key ways. In essence, modular building provide an environmentally sustainable alternative to traditional construction by minimizing waste, reducing energy consumption, and promoting the use of sustainable materials. Key features include:
- **Reduced Waste:** Modular building is typically constructed in factory settings, which allows for precise material usage and reduces waste generated during the building process.
 - **Energy Efficiency:** The controlled environment of factory construction enables better quality control and more efficient insulation and energy-saving measures, resulting in buildings that require less energy for heating and cooling.
 - **Lower Carbon Footprint:** The off-site construction process reduces the need for on-site activities and transportation,
 - leading to a decrease in carbon emissions associated with traditional construction methods.
 - **Reusability and Flexibility:** Modular building can be disassembled and reassembled in different locations or for

- various uses. This adaptability reduces the demand for new materials and construction efforts.
- Sustainable Materials: It can be constructed using sustainable and recycled materials, further contributing to their environmental benefits.
- Shorter Construction Time: The expedited construction timeline of modular building means that there is less disruption to the environment and surrounding community during the building process.

Design Conclusions

- 7.29 With regards to design, the proposed modular building has been designed to be in keeping with the surrounding medical buildings. The proposed external cladding colour matches the surrounding buildings whilst the flat roof reflects the design of the buildings adjacent to the proposed development. The site is located well within the existing hospital area well away from the closest residential properties to the east.
- 7.30 The modular building reflects the buildings within the hospital campus therefore, successfully integrating with the built environment. The development will be positioned towards the southern area of the site, situated away from the access road to the north. The proposed development will therefore not have a detrimental impact on the aesthetics or amenity of the immediate or wider area. Given the nature of the proposed development at the hospital, the new modular building will be in keeping with the surrounding hospital area, whilst clearly supporting the aspirations of planning policy which support redevelopment and regeneration of this strategic growth area.

Transport

- 7.31 As the proposed structure will be a semi-permanent building which will facilitate the improvement of the existing facilities, there is no anticipated change in transport or parking arrangement and also no change in the number of staff employed.
- 7.32 Due to its location in the town centre, the site has good access to services and public transport.

Local Hospital Amenity - Noise

- 7.33 The proposal has been designed to ensure there will be no adverse impact on the amenity of surrounding buildings in the Hospital Complex. The proposal will have no detrimental visual impact on the wider area given the nature of the neighbouring properties and given the hospital is sited away from residential dwellings.

- 7.34 Paragraph 139 of the NPPF seeks to ensure proposed development maintains a high standard of amenity for existing and future users.
- 7.35 Core Strategy Policy DM1 states that all development should have regard to the impact they may have on amenity issues including noise.
- 7.36 The SRF states that as part of the regeneration of the WHC *‘There will be no disruption to services of the Hospital, which will remain in operation – the phasing strategy allows for initial development on a vacant plot and for buildings to be decanted as new space is created to accommodate facilities.’* This proposal ensures that whilst the maternity unit of the hospital is modernised, hospital operations can continue in the proposed new structure, ensuring minimal disruptions to existing hospital services.
- 7.37 A Noise Assessment has been prepared by Apex.
- 7.38 The Report presents the evaluation of the potential noise impact from plant associated with the proposed development on the identified nearest noise-sensitive receptors (NSRs), both on and off-site.
- 7.39 The nearest off-site NSRs are identified as residential properties to the east of Wythenshawe Hospital on Stapleford Close. The nearest house is approximately 200 metres from the Application Site and is completely screened from view by existing hospital buildings. The nearest existing hospital building windows to the proposed plant and located to the east, west and north of the Application Site and illustrated in Figure 2 of the Noise Report.
- 7.40 With regard to the impact on WHC, the highest calculated plant noise level at the nearest existing hospital window is 43 dBA. This level is well below the measured daytime background sound level limit of 56 dB LA90 required in HTM 08-01 (Reference 11). Assuming a 15 dB sound reduction for an open window, the resulting internal noise level would be 28 dBA, which satisfies the most stringent internal noise limits for clinical spaces as specified in HTM 08-01. Therefore, the external plant noise levels comply with the requirements of HTM 08-01.
- 7.41 With regard to the impact on Off-Site Receptors, the noise assessment found that the nearest off-site sensitive receptors are residential properties located approximately 200 metres from the proposed site. A worst-case assessment (which does not account for the significant acoustic screening from existing hospital buildings) calculates a plant noise level of 20 dBA at this location. In practice, noise levels are expected to be substantially lower and likely inaudible.
- 7.42 The noise assessment concludes that based on current proposals, it is calculated that the current proposals achieve the Local Authority requirements without requiring a scheme for the

mitigation of noise.

8 Summary and Conclusions

8.1 This Planning Statement has been prepared to support a planning application for the development of a two storey modular building for medical related purposes at Wythenshawe Hospital Campus ('WHC') in Southmoor Road, Wythenshawe, Manchester M23 9LT.

8.2 Planning permission is being sought for:

'Replacement of existing portacabins/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'.

8.3 The Site is located within the University Hospital Manchester Strategic Employment Location whereby development of this nature is supported. Developments which support the continued growth and development of the hospital are supported under policy EC 12.

8.4 This planning application seeks approval for the installation of a modular building providing two new operating theatres, a recovery area and the necessary clinical support rooms. The proposal enables Manchester University NHS Foundation Trust to continue delivering essential healthcare services while major works to remove RAAC planks from the existing theatres are undertaken.

8.5 Located within the WHC site boundary, the new proposed modular unit will replace existing temporary buildings that are currently connected to the main hospital building.

8.6 The prefabricated building is proposed as a semi-permanent solution for current redevelopment needs at the WHC, and the building has the potential to be repurposed in the future depending on the needs and demands of the Hospital.

8.7 The proposed development meets clinical needs and site constraints by providing level access, wide corridors, and inclusive facilities. It connects to existing hospital infrastructure and includes a first-floor plant room for essential services. The proposal supports the Trust's urgent operational requirements, minimises local impact and ensures continued patient care during refurbishment works.

8.8 Accordingly, the proposal is considered fully consistent with the strategic and local objectives for this strategic employment area. The proposed scheme ensures that the most is made of the opportunities presented by the building and supports the objectives of the SRF for the Site by

- Contributing to an enhanced clinical environment that is in line with modern standards with enabling works that will assist in delivering a hospital that is accessible and welcoming for patients and visitors.
- Delivering a low carbon building.
- Delivering inclusive growth, ensuring that the local community derives maximum benefit from the investment into the Campus including through job creation, local employment and training opportunities. The proposal will allow jobs to be maintained and created whilst the maternity wing of the hospital is redeveloped.
- To continue in the provision of high provision hospital care. The facility will enable hospital operations to continue whilst the wider regenerative aspirations for the Site are delivered.

8.9 The development has been designed to be in keeping with the character of the building and surroundings. It does not conflict with the adopted development plan for Manchester and is in accordance with the provisions of the NPPF. The proposal supports the policies of the development plan and in accordance with Section 38(6) of the 2004 Act, planning permission should be granted.

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