

15 August 2025

Ref: FW360/FW

Dear Sir/Madam

Wythenshawe Maternity Theatres, Southmoor Road, Wythenshawe

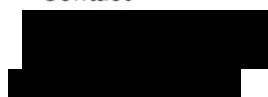
On behalf of our client, Whythenshawe Hospital – Vanguard Maternity Theatres on behalf of Manchester University NHS Foundation Trust, we write to submit an application for planning permission for the replacement of existing portacabin/modular buildings at the Wythenshawe Hospital Campus, Southmoor Road, Wythenshawe in Manchester.

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’.

Background

The proposal will provide space for two new operating theatres, recovery area and staff and patient support rooms within a two storey modular building. The units are modular in nature and as such are not intended to be permanent features. They are to be provided as a semi-permanent solution whilst existing maternity hospital buildings are being refurbished.



The new semi-permanent/modular 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.

Site and surroundings

The Application Site is located within the administrative area of the Manchester City Council ('MCC').

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').

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.

The Application Site sits to the south the Strategic Framework Area boundary on Southmoor Road. The buildings to be replaced comprise a number of temporary, single storey portacabin buildings which are located to the east of the existing Maternity Unit of the WHC along the hospital access road.

The proposal

The proposal will provide space for two new operating theatres, recovery area and staff and patient support rooms. The units are modular in nature and as such are not intended to be permanent features. They are to be provided as a semi-permanent solution whilst existing maternity hospital buildings are refurbished.

The new semi-permanent theatre buildings are required by the Trust. The key objective of the proposal is to assist in the regeneration of the existing maternity hospital facilities. 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.



Further detail is contained within the Planning Statement and Design and Access Statement submitted in support of this application.

Application Documentation

The application is submitted via the planning portal (Ref: 14221815) and contains the following documents:-

Application forms (including ownership certificate)

Location Plan

Existing plans, sections and elevations

Proposed plans, sections and elevations

Planning Statement

Design and Access Statement

Acoustic Report

The application fee of £5,377 will be paid online.

We look forward to receiving confirmation that this application submission has been received and validated and if you have any further queries please contact [REDACTED] of this office on [REDACTED]

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited