

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141956/FO/2025

Date registered valid: 21 January 2025

Proposal: Erection of a single storey extension to create a biopsy and CT scanner facility and creation of replacement car parking area.

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

Ward(s): Baguley Ward

Applicant: Mr Will Svarfvar, Manchester University NHS Foundation Trust

Agent (if any): Glen Bilsborrow, DAY Architectural

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 April 2025

Standard consultations:

Printed: 2 September 2025

Expired: 12 September 2025

Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The proposed site is located on the northwestern side of the existing Wythenshawe Hospital, in an area of existing car park. The site is near Entrance 7 and connected to the North West Heart Centre. The site area is bordered by key hospital buildings to the south and east, including the main hospital complex and additional clinical facilities. To the north, the site is adjacent to Southmoor Road, providing direct access to the hospital grounds.

The footprint of the site measures approximately 560m².

The Wythenshawe Hospital Campus is located on Southmoor Road in the Baguley ward of Wythenshawe. The hospital is located directly south of, and is immediately adjacent to, the Roundthorn Industrial Estate which also borders the western side of the hospital grounds. To the east is Newall Green, which is a largely residential area, and to the south is a large hospital car park and open farmland.



Google Earth image of the application site (prior to development in 2022)



Photograph of retrospective Targeted Lung Health Check modular facility (January 2026)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

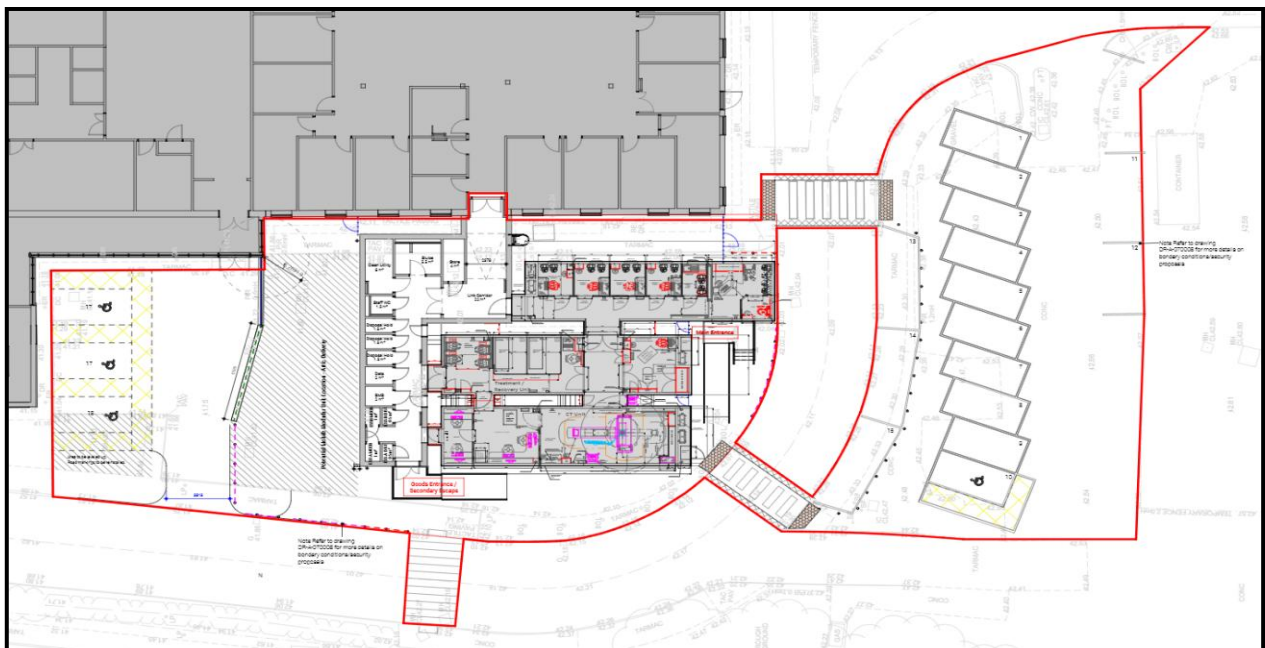
The applicant is seeking permission for the erection of a single-storey building with three modular units and support accommodation.

The proposed Targeted Lung Health Check (TLHC) modular facility which provide the following three modules:

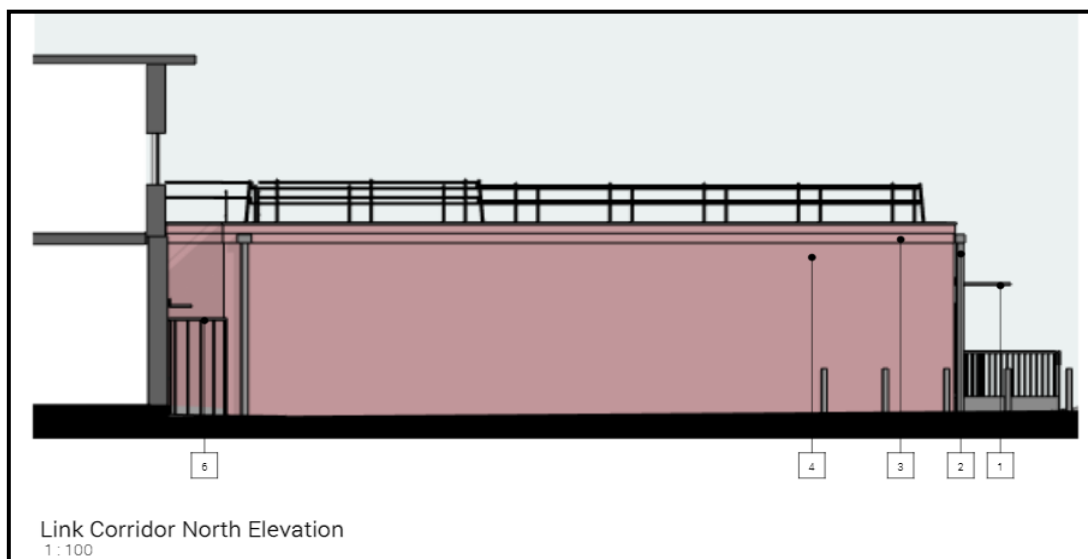
- One for entrance, reception and consulting area;
- Another one for Treatment and Recovery Area; and
- A third one containing the CT Scanning facilities.

A support accommodation unit is also proposed which will provide storage facilities, waste/disposal and services distribution areas. A link with the adjacent North West Heart Centre building will be provided.

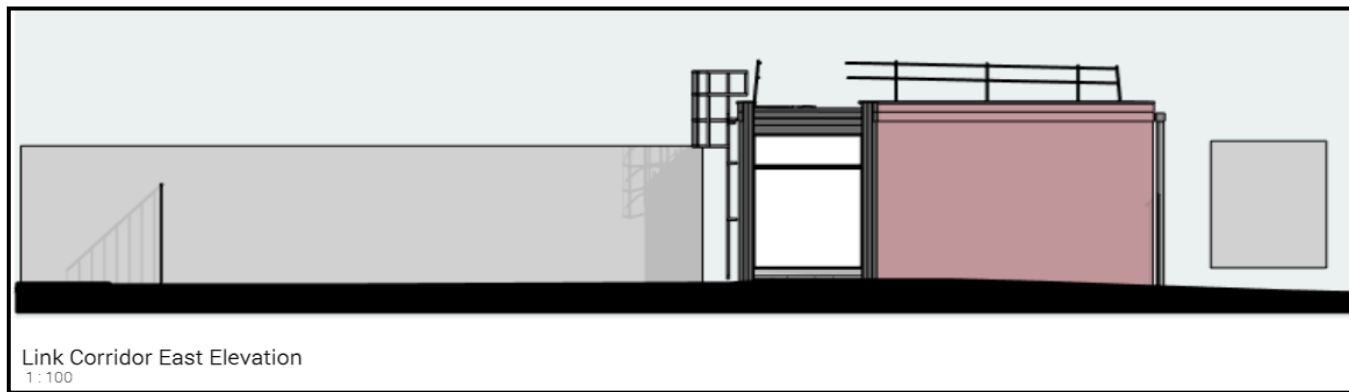
To compensate for the loss of car parking spaces due to the new biopsy unit extension, a plot of land adjacent to the site (due south) has been designated to accommodate 16.no relocated parking spaces. The updated parking layout will include the addition of two new raised zebra crossing points, designed as a raised crossing with illuminated beacons to improve visibility and safety.



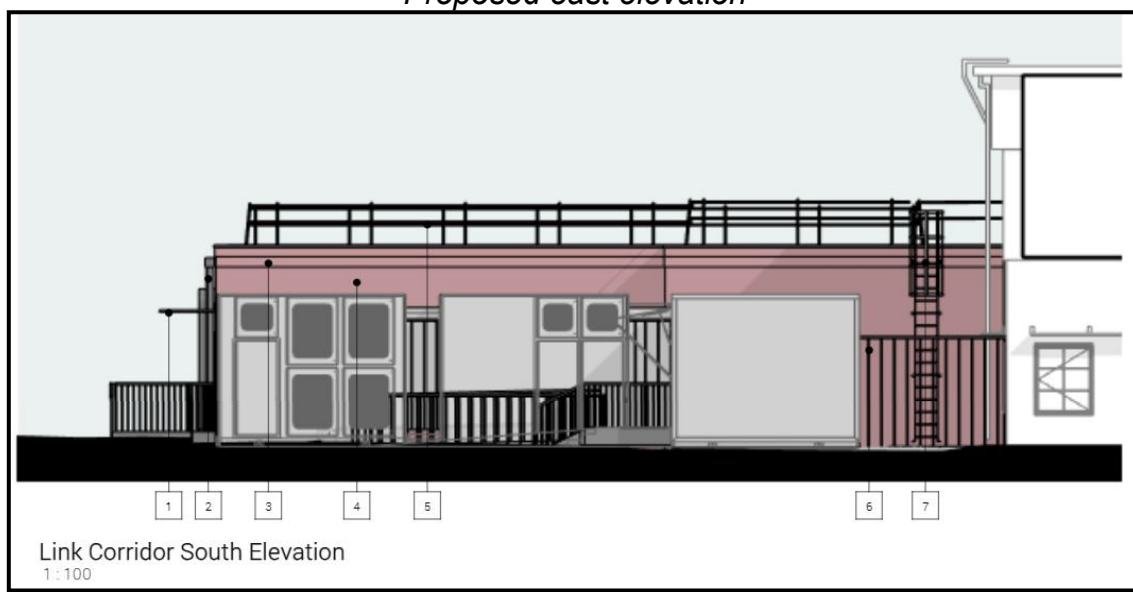
Proposed site plan – Biopsy unit and new car parking area with associated pedestrian crossing points.



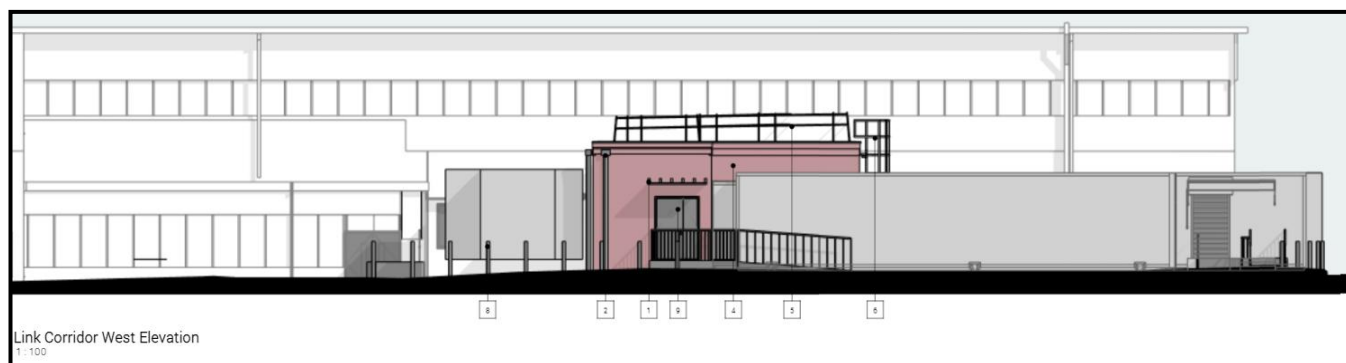
Proposed north elevation



Proposed east elevation



Proposed south elevation



Proposed west elevation

Consultations & Notification Responses

Local neighbours responses

None

Consultee responses

Highway Services – Following provision of further information no objections are raised on highway or pedestrian safety.

Environmental Health – Request a watching brief during construction works.

MCC Flood Risk Management – Recommend informative.

Greater Manchester Ecology Unit – No objections, informative provided.

Relevant Planning History

None

History of negotiations

The agent requested no pre-commencement conditions were applied to any permission.

As such, the planning officer requested outstanding drainage/surface water and highways information to be submitted prior to determination.

By 09/01/2026 the agent confirmed works had been completed and the unit was in active Clinical Use.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat2 – City Centre
JP-S1 – Sustainable Development
JP-S4 – Flood Risk and the Water Environment
JP-P1 – Sustainable Places
JP-P6 – Health

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
T 1 – Sustainable Transport (partially superseded by PfE)
T 2 – Accessible areas of opportunity and need
EN 14 – Flood Risk (partially superseded by PfE)
EN 18 – Contaminated Land and Ground Stability
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Design for Access 2

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 101 states Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs,

and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

Issues

Principle of development:

The application seeks planning consent to erect a purpose-built Targeted Lung Health Check (TLHC) modular unit with CT scanner.

The proposal reflects Wythenshawe Hospital’s ongoing efforts to enhance and modernize its healthcare services on site, as such the principle of the proposal is considered acceptable.

In accordance with policy DM1 matters which require consideration are the siting, scale and appearance of the building. In addition, consideration will be given to the impact on car parking and access, refuse arrangements and ground conditions. Each of these matters will be considered below.

Impact on visual amenity and the streetscene:

The purpose-built unit would comprise a single storey building with three modular elements, which would adjoin the North West Heart Centre to the western side elevation (adjacent to Entrance 7), on part of the Hospital site currently in use as a car park. The proposal will be linked via an internal corridor, as well as having its own dedicated main entrance at the southern elevation of the building and goods/secondary access to the western side elevation, both these are sited directly adjacent to a new pedestrian crossing points.

There are no concerns with the siting of the proposal as it is in a logical position adjacent to the building it intends to serve. Whilst, the proposal would result in the loss of 16 car parking spaces, these will be relocated to an area due south of the proposal which will be considered within the car parking section of this report.

In terms of appearance the proposed building, the support hub will be designed in brickwork to match the adjacent North West Heart Centre. A free-standing roof guardrail (mansafe system) and access ladder is proposed atop of the support hub element for gutter and outlet maintenance. The three modular units will be utilitarian in appearance with limited detail. No windows are proposed in the unit. The building will include two external accesses with proprietary ramps.

The surrounding hospital buildings range from single storey all way up to three and four storey buildings. In terms of the design, scale and siting the proposed single storey unit is acceptable and comparable to the surrounding buildings within the hospital complex.

Impact on residential amenity:

The purpose-built unit would be sited on the northwestern side of the Wythenshawe Hospital complex, sited approx. 450m away from nearest residential properties due west of the Hospital complex.

Nearest properties due west comprise commercial and light industrial uses with the Roundthorn Industrial Estate.

Given the above, it is not considered that the proposals would have an undue impact upon the levels of residential amenity enjoyed by the residents of the nearest residential properties.

Impact on Highway Safety:

The application has been accompanied by a Transport Statement, Construction Management Plan and supplementary highways information. These have been considered by Highway Services.

The parking area to the west of the North West Heart Centre building, where the TLHC facility will be installed, currently has 19no. car parking spaces (including 4no. disabled bays). The proposals will require relocation of the majority of these parking spaces, although 3no. disabled bays will be retained around this area.

16no. parking bays (including 1no. disabled bay) will be relocated to the south of the site at a location currently used for construction/storage/informal parking.

Two raised Zebra pedestrian crossing points are proposed between the unit and car parking area due south, these will include tactile paving, signage, beacons and external lighting.

Highway Services consider the proposal acceptable. A planning condition for the retention of the new car parking area has been attached, to ensure adequate parking provision is available for the lifetime of the development.

Waste:

Waste management will be privately arranged by Wythenshawe Hospital, this is considered acceptable by Environmental Health.

Other matters:

Access

The primary point of patient access to the TLHC unit will be located on the southern side of the development and goods entrance provided to the western side. The proposal will incorporate accessible ramps, compliant with Building Regulations Approved Document M, vol.2 and MCC Design for Access 2.

Drainage

The site is not located in an area at medium or high risk of flooding. The application has been accompanied by a Flood Risk Assessment (FRM) and Surface Water Management Report. In

this instance an informative has been advised to be attached to any approval by the Councils Flood Risk Management Team.

Ground Conditions

The application has been accompanied by a letter of test results from hand dug trial pits. Environmental Health have reviewed the submitted information alongside the site history and advise that a watching brief condition should be applied to any permission, in the event of any unexpected contamination is found during the site works. Given the works have been completed on site such a condition is no longer considered necessary.

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

1) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Site Plan – Entrance 7', numbered '070006 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.

- 'General Arrangement of Unit', numbered '070008 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'Proposed Elevations 1/2', numbered '070009 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'Proposed Elevations 2/2', numbered '070010 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'Proposed Sections', numbered '070011 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'Proposed Car Parking Plan', numbered '070012 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'Connection Corridor Roof Plan', numbered '070013 P01', stamped as received by the City Council as Local Planning Authority on the 21/01/2025.
- 'External Lighting Layout Plan', numbered '24070-SIS-WYT094-XX-DR-E- 63201 P01', stamped as received by the City Council as Local Planning Authority on the 08/08/2025.
- 'Pedestrian Routes', numbered 'DAY WYT094-03 00 DR A 020109', stamped as received by the City Council as Local Planning Authority on the 08/08/2025.
- 'Proposed External Works Plan', numbered 'HE031-CCS-D2-XX-DR-S-0100 T3', stamped as received by the City Council as Local Planning Authority on the 08/08/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

2) The car parking indicated on plan ref: Proposed site plan - Entrance 7 (070008 P01), shall be surfaced, demarcated and made available for use prior to the development hereby approved being operational. The car parking shall then be available at all times whilst the development is occupied and remain in perpetuity for the lifetime of the approved development.

Reason - To ensure that there is adequate parking for the proposed development in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Informatives

1. The applicant is advised to maintain the surface water drainage scheme for the lifetime of the development to manage surface water flood risk.
2. The applicant must seek ecological advice should they find or suspect that the proposal will impact on protected species.
3. Work that will impact on habitats where nesting birds may be present (for example works to or removal of buildings, trees, hedgerow and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit

Car Park, Floats Road, Manchester, M23 9NJ
Cargo Overseas Digital Forwarding, Floats Road, Manchester, M23 9LZ
Trilogy Freight, Floats Road, Manchester, M23 9LZ
Unit A1, Caldey Road, Manchester, M23 9GE
Unit A2, Caldey Road, Manchester, M23 9LE
Cranoe House, 6 Claverton Road, Manchester, M23 9FT
J A Bellis Adjacent Floats Cottages, Floats Road, Manchester, M23 9NJ
Unit B2, Ennis Close, Manchester, M23 9GP
2B Dobbinets Lane, Manchester, M23 9NB
Claverton Court, Claverton Road, Manchester, M23 9NE
Timpson House, Claverton Road, Manchester, M23 9TT
Floats Cottages, 1 Floats Road, Manchester, M23 9NJ
Dexter Court, Claverton Road, Manchester, M23 9DY
Andrews Sykes Ltd, Claverton Road, Manchester, M23 9NE
2D Dobbinets Lane, Manchester, M23 9NB
2C Dobbinets Lane, Manchester, M23 9NB
2A Dobbinets Lane, Manchester, M23 9NB
2 Dobbinets Lane, Manchester, M23 9NB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA