

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144822/FO/2025

Date registered valid: 22 December 2025

Proposal: The erection of a ground-floor link corridor in between the Withington Community Hospital building and the Community Diagnostics Centre building and associated works.

Address: Withington Community Hospital, Nell Lane, Manchester, M20 2LR

Ward(s): Didsbury West Ward

Applicant: Manchester University, NHS Foundation Trust

Agent (if any): Melissa Lee, Turley

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9th February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 January 2026

Standard consultations: Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications: Printed: 5 January 2026 Expired: 26 January 2026

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site comprises a 70sqm rectangular site located within the southern part of the existing Withington Community Hospital site and forms part of the Community Diagnostics Centre facility, which is currently under construction.

According to the latest approved plans of the Section 73 application (140400/JO/2024), the site is proposed to be an access path that runs between the existing Withington Community Hospital building and the Community Diagnostics Centre facility.

To the north of the site is the existing hospital building, to its southern boundary is Fielden Road, to the east is Burton Road whilst to the west is the existing Buccleuch Lodge – a small nursing home facility. Burton Road local centre lies immediately to the north of the Hospital site.

The site prior to its redevelopment as part of the Community Hospital in the mid-2000s formed part of the wider Withington Hospital site predominantly located to the north-west of the application site, the majority of the hospital buildings – save for those elements that were listed – were cleared and redeveloped for housing and offices.

Beyond the site's boundaries lie residential areas with two storey Victorian terrace properties found along Burton Road to the east, Nell Lane to the north, with larger two and three storey Victorian semi-detached properties to the south. The western boundary of the Albert Park Conservation Area lies along Burton Road to the east and south of the application site, the application site is not located within the Conservation Area.

The site is located in proximity to a number of bus stops along Burton Road whilst the Burton Road Metrolink Station is situated approximately 0.6km north of the site. The existing car park

within the wider Hospital site is located to the north of the application site and provides 440 no. car parking spaces. Access is gained to the main hospital and car park via a priority junction with Nell Lane, where there are parking barriers set back from the access junction.

Description of development

The applicant is seeking planning permission for “The erection of a ground-floor link corridor in between the Withington Community Hospital building and the Community Diagnostics Centre building and associated works.”

Planning history

137537/FO/2023 – Erection of a two-storey building comprising a Community Diagnostics Centre (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces – Approved (2023).

140400/JO/2024 - Variation of conditions 2 (specified plans), 5 (Arboricultural Method Statement), 11 (Drainage), 12 (Materials), 17 (Cycle parking), 18 (Car parking), 19 (Noise Plant and Equipment), 25 (Waste management) and 28 (car parking management) from planning permission reference 137537/FO/2023 to allow a reconfiguration of the building including a reduction in size and associated elevational alterations – Approved (2024).

142746/NMC/2025 - Non material amendment application to planning approval reference 140400/JO/2024 to allow the following amendments: Reduction in the extent of the canopy over the main entrance; adjustment to transom height of the first-floor windows; amendment to include a flat bricked detail to the soffit at the head of the curtain walling; removal of plant enclosure to roof; and, correction to plans to show stair core for consistency across the approved drawings – Approved (2025).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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.

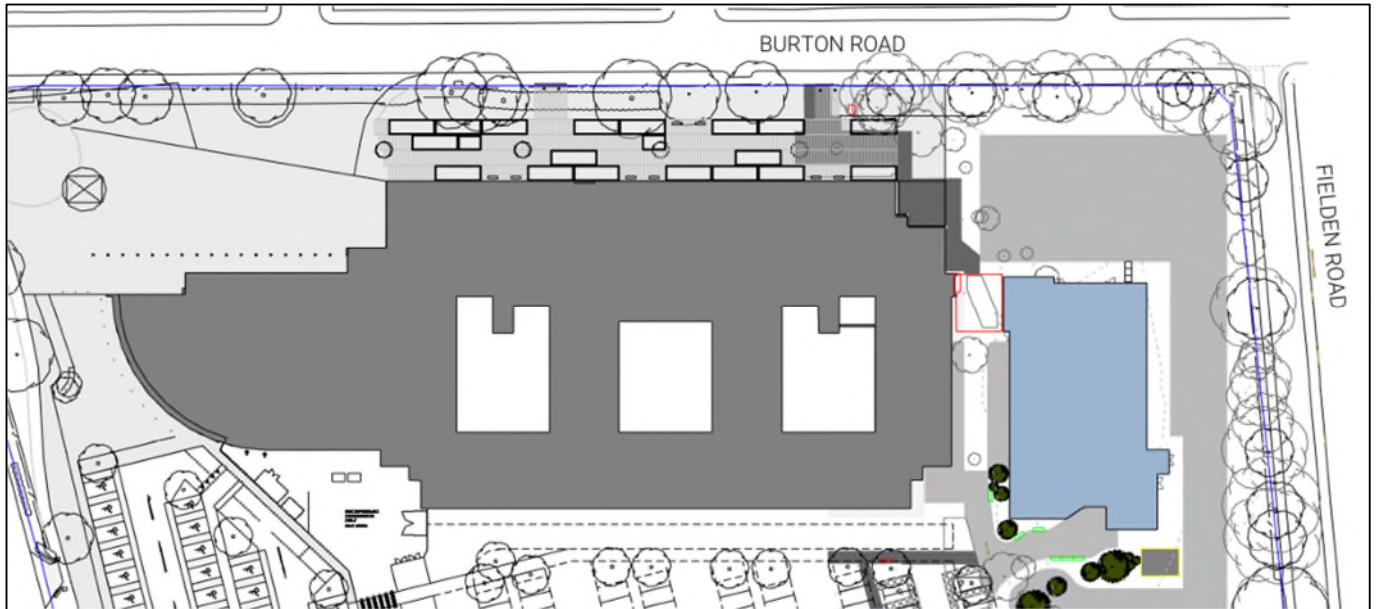
- Policy JP-P1: Sustainable Places

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

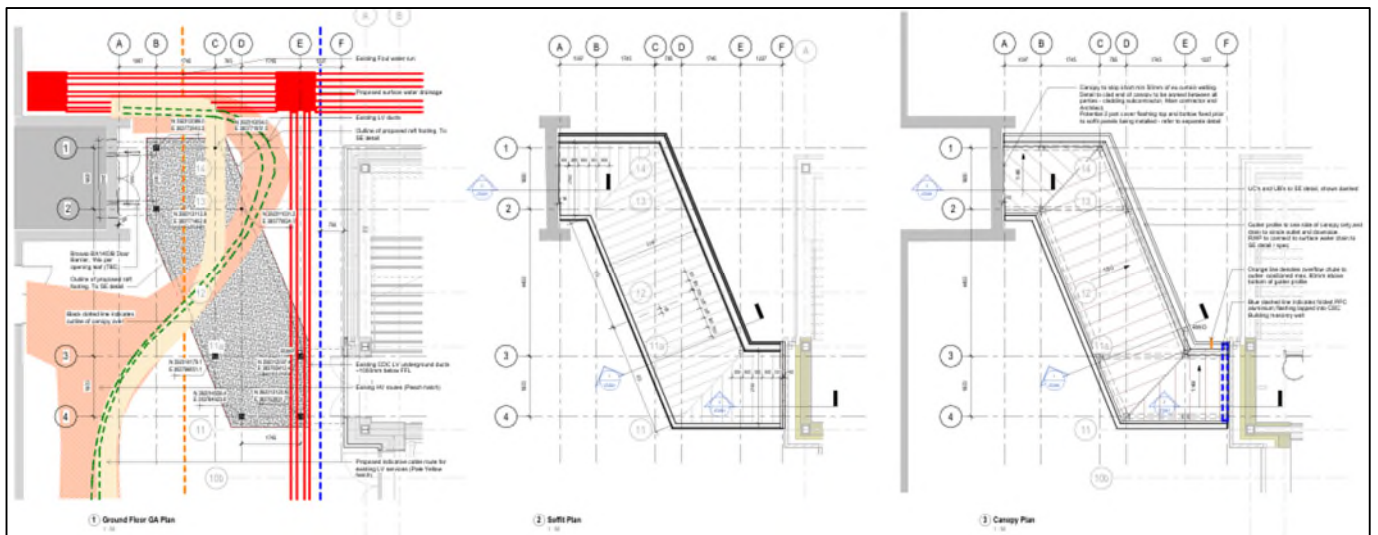
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Aerial view of application site with indicative location of link corridor (submitted within the MEP Engineering Stage 4 Report)



Extract of submitted location plan



Submitted proposed plans

Issues

Principle – the principle of the proposal, to erect a ground-floor link corridor in between the Withington Community Hospital building and the Community Diagnostics Centre building together with associated works, is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Design and visual amenity – the proposal comprises a link extension located at the southern end of the existing Withington Community Hospital building, forming a physical connection to the Community Diagnostics Centre, which is currently under construction. The link extension would run on a broadly northeast–southwest alignment and take the form of a lightweight canopy structure, providing sheltered access between the two buildings while remaining open-sided to preserve visual permeability.

The proposed canopy would incorporate a light roof structure supported by eight 140mm square hollow section (SHS) steel posts. It would be constructed from PPC aluminium and mild steel, featuring a profiled roof with associated flashing and fascia panels. A new structural slab would be introduced to support the canopy and corridor. The scheme would also include five recessed ceiling-mounted downlight luminaires with daylight sensors, along with two two-way, one-gang switches located at each of the adjoining buildings. A door barrier would be installed at the end of the existing hospital building to control access. Overall, the link corridor is designed to be simple, durable, and lightweight in appearance, ensuring it integrates sensitively with its surroundings.

The link extension would measure approximately 3.6m in height, 9.1m in length, and 3.2m in width. In terms of context, the structure would be positioned entirely within the Withington Community Hospital site, some 35m from Burton Road. Its scale is deliberately subordinate to the surrounding buildings, with the main hospital building standing at approximately 11m in height and the Community Diagnostics Centre measuring approximately 12m in height.

Given its modest scale, functional design, and location within the interior of the hospital campus, the proposal would have limited visibility from the public realm and would not appear prominent within the wider street scene. As such, it is not considered to result in any undue harm to the visual amenity of the area.

The submitted covering letter indicates that the material details and finishes of the proposal will be subject to condition. As such, to further safeguard the visual amenity of the area, a condition is proposed requiring the submission and approval of external material samples and/or specifications prior to the commencement of above-ground works.

Residential amenity – the proposed development would be located wholly within the established Withington Community Hospital site and would be situated approximately 50m from the nearest residential properties along Burton Road. Given this degree of separation, together with the modest scale and functional nature of the proposal, it is not considered that the development would result in any undue harm to the living conditions of nearby residents.

Waste storage and management – the current waste storage and management arrangements would be unaffected by the proposal.

Parking and highways impact – the current parking arrangements would be unaffected by the proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework (2024).

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 problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'PROPOSED LINK CANOPY PLAN', numbered '22182-CCS-WCH006-XX-DR-S-90010 T1', received by the City Council as Local Planning Authority on the 22nd December 2025.

'PROPOSED LINK CANOPY – TYPICAL SECTION & DETAILS', numbered '22182-CCS-WCH006-XX-DR-S-90011 T3', received by the City Council as Local Planning Authority on the 22nd December 2025

'General and Emergency Lighting Layout Link Corridor', numbered '22182-HLE-WCH006-00-DR-E-63101 S3 P02', received by the City Council as Local Planning Authority on the 22nd December 2025.

'Access Control and Security Layout Link Corridor', numbered '22182-HLE-WCH006-00-DR-E-68101 S3 P02', received by the City Council as Local Planning Authority on the 22nd December 2025.

'Proposed Canopy Plans GA', numbered 'DAY WCH006 00 DR A 270001 P03', received by the City Council as Local Planning Authority on the 29th January 2026.

'Proposed Sections & Elevations', numbered 'DAY WCH006 00 DR A 272001 P03', received by the City Council as Local Planning Authority on the 29th January 2026.

'Proposed Sections & Elevations GA', numbered 'DAY WCH006 00 DR A 272002 P03', received by the City Council as Local Planning Authority on the 29th January 2026.

'Location Plan', numbered 'DAY V1 00 DR A 04-0001', received by the City Council as Local Planning Authority on the 22nd December 2025.

'MEP ENGINEERING. STAGE 4 REPORT – EXTERNAL LINK CORRIDOR', received by the City Council as Local Planning Authority on the 22nd December 2025.

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) Materials:

Notwithstanding the details submitted with this application, no above-ground construction works shall take place until specifications and/or samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved specifications / samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

Flat 7, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 4, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 2, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 1, 229 Burton Road, Manchester, M20 2NA
Flat 5, 229 Burton Road, Manchester, M20 2NA
42 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
40 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
227 Burton Road, Manchester, M20 2NA
225 Burton Road, Manchester, M20 2NA
223 Burton Road, Manchester, M20 2NA
221 Burton Road, Manchester, M20 2NA
219 Burton Road, Manchester, M20 2NA
Flat 8, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 6, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 5, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 3, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 1, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 6, 229 Burton Road, Manchester, M20 2NA
233 Burton Road, Manchester, M20 2NA
41 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
39 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
38 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
37 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 4, 229 Burton Road, Manchester, M20 2NA
Flat 3, 229 Burton Road, Manchester, M20 2NA
Flat 2, 229 Burton Road, Manchester, M20 2NA
235 Burton Road, Manchester, M20 2NA
231 Burton Road, Manchester, M20 2NA
217 Burton Road, Manchester, M20 2NA
215 Burton Road, Manchester, M20 2NA

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