

19th December 2025

Delivered via Planning Portal

Robert Griffin
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Town Hall
Manchester
M60 2LA

Dear Rob

FULL PLANNING APPLICATION FOR THE ERECTION OF A LINK CORRIDOR AT WITHINGTON COMMUNITY HOSPITAL, NELL LANE, MANCHESTER, M20 2LR

On behalf of Manchester University NHS Foundation ('the Applicant' or 'the Trust'), we are pleased to enclose an application for the erection of a ground-floor link corridor between the existing Withington Community Hospital building and the under-construction Community Diagnostics Centre (CDC).

The application has been submitted via the Planning Portal (ref. PP-14576814) and is supported by the completed application forms and this covering letter, along with the electronic copies of the documents listed below.

- Location Plan (dwg ref. DAY-V1-00-DR-A-04-0001), prepared by DAY Architectural Ltd
- Proposed Canopy Plans GA (dwg ref. DAY-WCH006-00-DR-A-270001 P03), prepared by DAY Architectural Ltd
- Proposed Sections & Elevations (dwg ref. DAY-WCH006-00-DR-A-272001 P03), prepared by DAY Architectural Ltd
- Proposed Sections & Elevations GA (dwg ref. DAY-WCH006-00-DR-A-272002 P02), prepared by DAY Architectural Ltd
- Proposed Link Canopy Plan (dwg ref. 22182-CCS-WCH006-XX-DR-S-90010 T1), prepared by CCS Consulting
- Proposed Link Canopy – Typical Sections & Details (dwg ref. 22182-CCS-WCH006-XX-DR-S-90011 T3), prepared by CCS Consulting
- General and Emergency Lighting Layout Link Corridor (dwg ref. 22182-HLE-WCH006-00-DR-E-63101 P02), prepared by Hoare Lea
- Access Control and Security Layout Link Corridor (dwg ref. 22182-HLE-WCH006-00-DR-E-68101 P02), prepared by Hoare Lea
- Stage 4 Report – External Link Corridor (Revision P02), prepared by Hoare Lea

The requisite application fee of £298.00 has been paid online via Planning Portal.

Background

Manchester City Council ('MCC') granted full planning permission for the erection of a two-storey building comprising a Community Diagnostics Centre (CDC) (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces at Withington Community Hospital (WCH) on 15th

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December 2023 (LPA ref. 137537/FO/2023). The planning permission has been subject to two amendment applications – these comprise a Section 73 application (LPA ref. 140400/JO/2024) to reduce the size of the building and subsequent amends to the internal layout and elevations of the building; and a Non-Material Amendment (NMA) application (LPA ref. 142746/NMC/2025) approved on 16th May 2025 to reduce the extent of the canopy over the main entrance and other minor elevation amends. All pre-commencement conditions have been discharged, and the building is currently under construction and due to complete in mid-June 2026. The proposed link corridor is also expected to be completed by this time.

Since the original CDC facility was designed, NHS England now requires a physical link to be provided between the two hospital buildings. Because the CDC building does not contain scanning facilities, the proposed link corridor is needed to provide a direct physical connection between the CDC and the existing hospital building. As such, this full planning application has been prepared to provide a link corridor in between the WCH and CDC buildings.

The Site

The application site ('the Site') is located within the WCH estate. The Site comprises 70sqm and forms part of the application site for the CDC facility, which is currently under construction. According to the latest approved plans of the Section 73 application¹, the Site is proposed to be an access path that leads to the existing WCH building and the CDC facility.

Proposed Development

Description

The link corridor comprises a canopy structure with a light roof providing appropriate cover, with open sides. Therefore, it is not fully enclosed. It comprises the following key features:

- 8no. 140mm Square Hollow Section (SHS) posts;
 - Canopy with a profiled roof, flashing and fascia panels;
 - A new structural slab is proposed to support the canopy of the link corridor;
 - 5no. ceiling recessed downlight luminaire with day lighting sensor. There are also 2no. two way, one gang switches at each adjoining buildings. Please refer to the enclosed General and Emergency Lighting Layout Link Corridor (dwg ref. 22182-HLE-WCH006-00-DR-E-63101 P02) for full details; and
 - A door barrier at the end of the existing hospital building.
- An access-controlled system will be integrated with card readers, door contacts, 'request to exit' buttons, emergency break glass unit, magnetic locks, local controller and wiring installed. Please refer to the enclosed Access Control and Security Layout Link Corridor (dwg ref. 22182-HLE-WCH006-00-DR-E-68101 P02) for full details.
 - To accommodate the provision of new access control on door set, general small power will be provided which is supplied from an existing local distribution board.

¹ Proposed Location and Site Plan (dwg ref. DAY-V1-00-DR-A-040005 REV P11) and Site-wide General Arrangement (dwg ref. 22182-Y2D-WCH006-00-XX-L-00900 REV P11) approved via Section 73 application LPA ref. 140400/JO/2024

- A number of new underground electrical Low Voltage (LV) cables services will have to be routed. Please refer to the enclosed Stage 4 Report – External Link Corridor (Revision P02) for full details.
- Drainage will be integrated into the design and discharged to ground locally via downpipe from the canopy. 1no. rain water pipe will be fitted.

The full description of development is as follows:

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

Appearance and Scale/ Massing

The link corridor is intended to be a simple and durable, yet light, structure. The canopy will be constructed with PPC Aluminium and Mild Steel. The indicative height is circa. 3.6m, and for reference, the WCH and CDC facility building are circa. 11m and 12m tall respectively. The Proposed Sections & Elevations GA (dwg ref. DAY-WCH006-00-DR-A-272002 P02), prepared by DAY Architectural Ltd, provides the elevation drawings of the proposed link corridor.

It will be independent from adjoining buildings. However, there is a minimum requirement for flashing against them to provide a clean, integrated finish. The material details and finishes will be subject to condition.

Access and Movement

Once the CDC facility building is in use, the Site can be accessed via Buxton Road and an existing route through the parking spaces at Nell Lane. The Proposed Development will provide a covered linkage to and from the existing Hospital building and the stair core at the CDC facility building. Given that the link corridor is not enclosed, the pedestrian access to and from Burton Road will remain, ensuring permeability through the site. The accesses for both hospital buildings will remain the same.

Regarding the fire exits, both doors that the link corridor connects to are already fire escapes, and so there is no additional fire escape signages required as a result of the proposed link corridor.

Planning Policy Context and Appraisal

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990, this application must be determined against of the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted Development Plan comprises the Places for Everyone Plan for Greater Manchester (‘Pfe’) (2024), Manchester Core Strategy (‘CS’) (2012) and ‘saved’ Unitary Development Plan (‘UDP’) policies (1995 and alternations on various dates).

The following documents are also relevant to the appraisal of the proposed development:

- Guide to Development in Manchester Supplementary Planning Document (2017)
- National Planning Policy Framework (‘the Framework’ or ‘NPPF’) (2024)

A summary of the relevant environmental and technical policies according to key themes and an appraisal of the proposed development against each is provided below in Table 1.

Table 1: Key Planning Policy Themes and Appraisal Against the Proposed Development

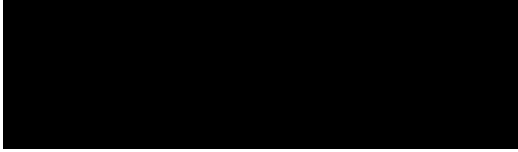
Theme	Summary	Appraisal
Principle of Development	CS Policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include effects on amenity and safety (including paragraphs 96 of the Framework).	The Proposed Development is NHS England's requirement to provide a physical corridor in between hospital buildings. In this instance, the proposal will link the existing WCH and CDC facility buildings, which was consented via LPA ref. 140400/JO/2024. It has been designed to the highest standards to ensure the efficient and safe operation of the hospital. As such, the Proposed Development is considered acceptable and in accordance with CS Policy DM1 and paragraph 96 of the NPPF .
Design and Landscaping	PfE Policy JP-P1 states that development should be distinctive, resilient, durable and resource-efficient. CS Policy EC1 requires proposal to be designed in a way that makes best possible use and efficient use of space available. CS Policy EN1 expects development to maximise the opportunities for good design and enhance the overall image of the City. CS Policy DM1 outlines key development management matters (including layout, scale, materials and appearance of the proposed development), to which all developments should demonstrate consideration as part of any planning application. The overarching design related point from the NPPF is the importance of high standards of design (paragraph 131). Guide to Development in Manchester SPD outlines the seven key principles, including design should respect and be informed by location; delivering good design with functionality; junctions to be designed as places; junction design should reduce vehicle prominence; safe routes for pedestrians.	<p>The Proposed Development has been carefully considered to ensure the patients, visitors and staff members can use the WCH buildings (including CDC facility) efficiently and safely with the proposed link corridor.</p> <p>As shown in the Proposed Sections & Elevations GA (dwg ref. DAY-WCH006-00-DR-A-272002 P02), the proposal will not cause a significant visual impact, considering the proposal is proportionate to the surrounding and it is not at a close or substantial distance to the properties at Burton Road.</p> <p>The security of the hospital estate has also been taken into consideration when designing the proposal. Specifically, the entries to the hospital buildings will be access controlled, given that the accesses to the adjoining buildings are intended to be for staff members only.</p> <p>Therefore, the Proposed Development is in accordance with PfE Policy JP-P1, CS Policy EC1, EN1 and DM1, paragraph 131 of the Framework and Guide to Development in Manchester SPD.</p>

Summary and Conclusions

The Proposed Development is required by NHS England to provide physical linkage between hospital buildings. As discussed, the design proposal has shown careful consideration to ensure safe and effective use for patients, visitors and staff members of the WCH estate. It complies with all relevant national, regional and local planning policies and will not result in an adverse impact on the environment. As such, planning permission should be granted without delay.

I trust that you have all the information to enable you to register the application and approve the proposed development. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



Melissa Lee

Planner

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