08 May 2019
Delivered by Planning Portal

David Lawless
Manchester City Council
Town Hall
PO Box 488
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Ref. THEM3024

Dear David

FULL PLANNING APPLICATION FOR THE RETENTION OF THE EXISTING MODULAR BUILDING FOR A TEMPORARY PERIOD OF THREE YEARS AND THE INSTALLATION OF A CRYOTHERAPY TANK AND VAPORIZER, WILMSLOW ROAD, WITHINGTON

On behalf of the Christie NHS Foundation Trust ("The Christie"), I am pleased to submit a full planning application to renew the temporary planning permission for the existing modular building (known as the Derek Crowther Unit ('DCU')) for a further three years, and to apply for full planning permission for the installation of a Cryotherapy Tank and Vaporizer on land adjacent to Wilmslow Road, Withington. These works are necessary to provide additional capacity for other apheresis required treatments, such as stem cell transplants, Car-T therapy and other advanced therapy trials.

The application has been submitted via the Planning Portal (**ref. PP-07001354**) and comprises the following documents:

- Completed application forms;
- This covering letter;
- The drawings for approval:
  - Site Location Plan Drawing No. 907 01 Rev A, prepared by Betram Done
  - Existing GA Drawing No. 907 02 Rev A, prepared by Betram Done
  - Existing Elevations Drawing No. 907 03 Rev A, prepared by Betram Done
  - Proposed GA Drawing No. 907 04 Rev B, prepared by Betram Done
  - Proposed Elevations Drawing No. 907 05 Rev B, prepared by Betram Done

The requisite application fee of £4,620.00 has been paid online.

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Background

The Christie is a lead partner in a research and development initiative called iMatch, which helps to develop advanced cell therapy processes across clinical and research networks in Manchester in order to improve the supply chain process, clinical effectiveness and education for stem cell treatments.

The Christie has recently been approved by the NHS as a site suitable to deliver NHS commissioned stem cell therapy treatments. In order to progress the stem cell therapy treatments, NHS England and Pharmaceutical companies have a requirement for The Christie to deal with an increased volume of patients. The requirement to do so was emphasised in the recent Joint Accreditation Committee ISCT-Europe and European Group Blood Marrow Transplantation ('JACIE') inspection.

At present, it has been identified that the current storage facility has storage capacity for circa 9 further advanced therapy medicinal products (ATMP). However, it is forecast that the planned trials and service demand will overtake this capacity in the next six months and there will be a requirement to provide storage capacity for circa 24 trials patients during the iMatch process.

In light of this, The Christie has identified the DCU unit as the optimal location to provide the necessary additional storage facility as well as additional storage capacity for other apheresis required treatments eg. stem cell transplants, Car-T therapy and other advanced therapy trials. Furthermore, the location of the DCU provides the space to install the necessary Cryotherapy Tank and Vaporizer to facilitate such treatments and the ability to provide independent access to facilitate the required nitrogen deliveries.

It is for this reason that The Christie wishes to retain the DCU for a further period of three years in order to continue delivering world-class treatment and continue to help improve the supply chain process, clinical effectiveness and education for stem cell treatments. The result of which will have significant benefits for trial and service patients across Manchester, the United Kingdom and across the world. The continued research in this field helps to futureproof the Christie's activity in this area.

A full description of the proposed development is set out below.

Proposed Development

This planning application has two components:

(i) The retention of the existing two storey DCU building to facilitate stem cell therapy at The Christie Withington site. No external alterations to this building are proposed.

(ii) The installation of a Cryotherapy Tank and Vaporizer on land immediately adjacent to the DCU (as shown on drawing no. 907 04 Rev B).

The full description of development is as follows:

> *"Full planning permission for: (i) the temporary retention of the existing modular building (Derek Crowther Unit) for a period of 3 years; and (ii) the permanent installation of a Cryotherapy Tank and Vaporizer on land adjacent to Wilmslow Road, Withington"*

At this stage, The Christie information available for the proposed the Cryotherapy Tank and Vaporizer is based on supplier specification (as shown on plan 907 04 Rev B). The application, therefore, seeks permission on the basis of the worst-case parameters of the tank and vaporizer, and we request that a suitably worded planning condition is attached to require the full specification of the Cryotherapy Tank and Vaporizer be submitted to and approved by the City Council prior to the installation.

The parameters of the proposed development are as follows:

1. The area for installation

   – Maximum width: 4800mm
   – Maximum depth: 3200mm

2. The Cryotherapy Tank

   – Maximum tank diameter: 2200mm
   – Maximum tank height: 8000mm
   – Maximum storage capacity: 11,000 litres

3. The Vaporizer

   – Maximum height: 2500mm
   – Width: 975mm
   – Diameter: 600mm

The Cryotherapy Tank is to be connected to the DCU via an underground connection.

The following section of the letter sets out the site's planning history and provides an appraisal of the proposed development pursuant to the adopted Development Plan for Manchester.

Planning History

In September 2008 a temporary planning permission (**LPA ref. 087105/FO/2008/S1**) was granted for the erection of a two-storey modular building (690 sq. m. of gross floor space) at The Christie Withington site on its Wilmslow Road car park, for a period of three years. At the time, the DCU to enabled The Christie to decant the former clinical trials department (located in the main hospital building) to enable the construction and completion of a new clinical trials and chemotherapy theatre facilities building[1].

In 2015, the Christie identified that the DCU could provide essential space for pre-operational treatments. An application (**LPA ref. 108244/FO/2015/S1**) seeking permission to retain the building for a further period of three years was then submitted to Manchester City Council and approved in May 2015.

Appraisal

Planning legislation requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the adopted Development Plan for Manchester City Council comprises the adopted Core Strategy ('CS') (June 2012), saved policies of the Unitary Development Plan ('UDP') (July 1995), the Greater Manchester Joint Minerals Development Plan (April 2013) and the Greater Manchester Joint Waste Development Plan (April 2012).

Policy EC1 of the adopted CS recognises the role of Manchester as the economic driver for the City Region by identifying the importance of the world-class universities, strong financial and professional services sector and the cluster of hospitals that are located within the City. Furthermore, policy EC9 (South Manchester) recognising amongst others the important role of the Christie and the significant benefits it has as an existing employment location in South Manchester. Approval of the Christie by the NHS as a site suitable to deliver NHS commissioned

[1] LPA ref. 086282/FO/2008/S1

stem cell therapy treatments will continue to play an important role as an existing employment location by ensuring the continued delivery of world-class ground-breaking treatment.

Furthermore, the policy EC9 stipulates that proposals for high technology industry and research will be supported in South Manchester. The retention of the DCU, installation of a Cryotherapy Tank and vaporizer provides a practical solution to ensure that the Christie can continue to develop as part of the iMatch initiative advanced cell therapy processes across clinical and research networks in Manchester. The Christie's continued efforts will help to improve the supply chain process, clinical effectiveness and education for stem cell treatments. The result of which will have significant benefits for trial and service patients across Manchester, the United Kingdom and across the world. The continued research in this field helps to future proof the Christie's activity in this area.

In accordance with the adopted development plan, the proposed development contributes positively to the hospital's role as an important national and regional medical facility by enhancing the research capabilities of the Christie and help towards maximising its contribution to the economy of Manchester. It is concluded that the proposal aligns with policies EC1, EC9 of the adopted Core Strategy.

The proposed is similar in scale and massing to nearby buildings, it remains in a good condition and continues to be fit for its intended purpose. In light of this, the building is considered to still respect the character and appearance of the site and surrounding area and accords with design policies CC9 AND EN1 in the adopted Core Strategy.

Notwithstanding this, it is noted that the modular building is not a suitable permanent building and therefore it is proposed that a suitably worded planning condition is attached to require the removal of the building after a period of three years.

Conclusion

In light of the above, it is considered that the temporary retention of the DCU and the installation of a Cryotherapy Tank and vaporizer on land adjacent to Wilmslow Road, Withington in order to facilitate the deliver NHS commissioned stem cell therapy is considered acceptable given that it is in accordance with the adopted development plan. Planning permission should, therefore, be granted without delay.

I trust that this application is acceptable and I look forward to receiving confirmation that the application has been validated in due course. In the meantime, if you have any queries or seek further clarification; please do not hesitate to contact either me.

Yours sincerely



Adam Buxton
Assistant Planner

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