



Northern Pathology Development, Christie Hospital Statement of Consultation

August 2025

Context

1	Introduction	2
2	Policy Context	4
3	Consultation Strategy and Response	6
4	Summary	15
	Appendix 1 - Letter Drop Area	16
	Appendix 2 - Consultation Letter	17

1. Introduction

- 1.1. This Statement of Consultation (the “Statement”) accompanies an application to Manchester City Council (MCC) for Full Planning Permission for the redevelopment of the existing temporary Derek Crowther Building (Block 29), on Wilmslow Road to build a new Pathology Development with integrated clinical facilities (the “Proposed Development”) at the Christie Hospital (the “Christie”) in Withington, Manchester.
- 1.2. The Applicant is Northern Pathology Development Limited (the “Applicant”).
- 1.3. The application proposals have been subject to a thorough process of pre-application stakeholder consultation and engagement.
- 1.4. The purpose of this Statement is to provide details of the consultation and engagement that has taken place together with details of the feedback received and the Applicant’s reasoned responses explaining how that feedback has been addressed during the final preparation of the application proposals.

The Applicant

- 1.5. The Applicant is a wholly owned subsidiary of The Christie Charity (“The Charity”).
- 1.6. The Applicant will manage the construction of the Proposed Development. This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds.

The Christie NHS Foundation Trust

- 1.7. The End User will be The Christie NHS Foundation Trust, a pioneer in cancer treatment, research and education in the UK and globally. The Christie was the first centre to be nationally accredited as a Comprehensive Cancer Centre. It is now the largest single site cancer centre in Europe and the most technologically advanced centre outside North America.
- 1.8. The Christie serves a population of over 3.2 million people across Greater Manchester and Cheshire, and with more than a quarter of patients coming from elsewhere in the UK. Currently, the Christie supports and treats more than 60,000 patients each year and as a result of its facilities and research capabilities.
- 1.9. The maintenance of first-class equipment and estate is essential for The Christie NHS Foundation Trust to deliver the very best care to its patients and retain its status as an accredited Comprehensive Cancer Centre. The ambition of this project is to provide an upgraded pathology service at the Christie, appropriately configured and right sized to deliver the highest standards in care and ultimately improve patient outcomes and experiences.

The Site

- 1.10. The Application Site (the “Site”) comprises the existing temporary Block 29, Derek Crowther Building of the Christie Hospital in Withington, which currently hosts clinical and non-clinical facilities associated with the Christie. The total site area is 1,565sqm.
- 1.11. The Site is located to the northeast of the Christie Hospital estate. It is bound by a private access route for the Christie Hospital to the south, residential development to the west, and local amenities and retail units to the north. Wilmslow Road borders the Site immediately to the east, which includes a partially segregated cycle lane.
- 1.12. The Christie is a major land use within the area. The surrounding area contains a range of uses but is largely low rise (2-3 storeys) residential in nature.
- 1.13. To the north of the Christie Hospital comprises local amenities, with retail units lining Wilmslow Road between the Site and the Grade II Red Lion pub. Beyond this, Wilmslow Road leads towards Withington District Centre.
- 1.14. To the east of the Site and Wilmslow Road comprises Withington Dental Care Centre beyond this, the area comprises relatively low density two storey residential properties. The Manchester Cancer Research Centre is located to the south of Cotton Lane.
- 1.15. Please refer to the Site Location Plan submitted in support of this application.

Proposed Development

- 1.16. The Proposed Development comprises a three-storey building with additional essential plant equipment located on the central area of the roof, to be appropriately screened, and a link bridge connecting into the existing Christie Hospital estate.
- 1.17. The Proposed Development will house the Christie Pathology Partnership (“CPP”), a joint venture providing pathology services to all Christie patients and in support of Cancer patients across the wider Greater Manchester health economy. It will house biochemistry and blood science laboratories which will support the wider Greater Manchester network for a very small number of specialist tests, however the vast majority of work is for patients of the Christie.
- 1.18. The Proposed Development will comprise a relocation of existing pathology facilities, which are undersized, overcrowded and not fit for purpose in respect of ventilation and flow. The Proposed Development will enable the co-location of laboratories with clinical services to ensure rapid sample transfer, ultimately enabling faster diagnostic turnaround times crucial for patient treatment.
- 1.19. As the Proposed Development will comprise a relocation of existing facilities within the Christie Hospital, it can be confirmed that there will be no material net increase in visitor numbers, nor consequently any increase in traffic and car parking at the Christie Withington Campus.
- 1.20. Further details of the Proposed Development, its design and planning justification are provided within the Planning Statement and Design and Access Statement, submitted in support of the application.

Description of Development

- 1.21. The description of development as stated on the Application Form for Full Planning Permission is:
- “Redevelopment of the temporary Block 29 building (Derek Crowther Building) for a new Pathology Development and associated clinical accommodation (Use Class C2), link bridge connecting to the existing Christie Hospital, landscaping and other associated works”*

Report Structure

- 1.22. The remainder of this Statement is structured as follows:
- Chapter 2 – sets out the relevant planning requirements with reference to policy and other material considerations.
 - Chapter 3 - provides details of the consultation undertaken and summarises the feedback received.
 - Chapter 4 - summarises the key conclusions.
- 1.23. This Statement should be read in conjunction with the wider suite of documents submitted in support of this application, as listed within the accompanying Planning Statement. Those documents have been prepared in accordance with MCC Validation Checklist and agreed with MCC Planning Officers on 28 July 2025.

2. Policy Context

2.1. This Section summarises the relevant national and local level policy guidance.

National

Localism Act

2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new Section 61W that sets out a requirement to carry out pre-application consultation as follows:

Where —

- a person proposes to make an application for planning permission for the development of any land in England; and
- the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

2.6. Subsections (2) and (3) state:

- a) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land; and
- b) The person must consult each specified person about the proposed application.

2.7. Subsection (4) outlines the requirements in regard to publicity of applications:

Publicity under subsection (2) must —

- a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development; and
- b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2024)

2.10. The National Planning Policy Framework ("NPPF") was most recently updated in December 2024. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

- 2.11. Paragraphs 40 to 47 address pre-application engagement and front-loading. Paragraph 40 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.12. Paragraph 41 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.13. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

- 2.14. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in July 2021 following updates to the NPPF.
- 2.15. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.16. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.18. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.19. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.20. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.21. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

3. Engagement Strategy and Responses

3.1. This Section describes the stakeholder engagement that has been undertaken by the Applicant and the project team. It includes an outline of the stakeholder engagement strategy and the outcomes of that process.

Pre-application stakeholder engagement

3.2. Pre-application stakeholder engagement has been undertaken to inform a range of key stakeholders of the proposed development as it has evolved in response to the project brief, planning policy and site-specific circumstances. Additionally, it has sought to address stakeholder questions and to seek their feedback on the emerging proposals. Where feedback has been received as part of this process, it has been considered and addressed as appropriate in relation to the submitted planning proposals.

3.3. In line with MCC's Statement of Community Involvement and as agreed with the Local Planning Authority and Ward Councillors, the following pre-application stakeholder engagement has taken place to date:

- Engagement throughout the design development process with MCC's Local Planning Authority;
- Engagement with statutory consultees including GMP, GMAAS, MCC Highways and Lead Local Flood Authority;
- Engagement with Ward Councillors and local community representatives via the Christie Neighbourhood Forum, a letter drop to the surrounding community, and a series of drop-in sessions.

3.4. The sections below provide further information regarding the engagement activity that has been undertaken, the feedback received and how this has been addressed.

MCC Local Planning Authority

3.5. The Proposed Development has been discussed with the Local Planning Authority throughout the design development process, including meetings held on 26 February 2024 and 29 April 2025.

3.6. The initial pre-application meeting took place with MCC Planning Officers on 26 February 2024, via Teams, to provide the need case for the Proposed Development and present initial design concepts, and approach for consultation, in advance of sharing the proposals at the Neighbourhood Forum. The Local Planning Authority was supportive of the Proposed Development in principle, and a summary of the discussion is provided below:

- **Neighbourhood Forum Presentation** – Officers agreed with the approach to present two design options to the Neighbourhood Forum in March 2024, the first being a three storey with two levels of stacked plant, and the second option a three storey building with one level of plant;
- **Building Height** – Officers expressed concern over the design option that showed the Proposed Development as a three storey building with two levels of plant, and considered that this would be seen as a five storey building. This will likely raise concerns as the building is located in a sensitive area with residential properties and bordering the conservation area. It was suggested that the Proposed Development should seek to align with The Christie Hospital Strategic Planning Framework;
- **Engagement with Local Community** – Engagement via the issuing of newsletters to the wider community was discussed, with the LPA advising that it would be more suitable to first engage with the residential properties adjacent to the Site prior to a large outreach.

3.7. In 2025, Northern Pathology Development Limited, a special purpose vehicle and wholly owned subsidiary of The Christie Charity, assumed responsibility for the Proposed Development and a further pre-application meeting took place with MCC Planning Officers on 29 April 2025, where detailed design development was presented.

3.8. The Local Planning Authority continued to be supportive of the Proposed Development in principle, a summary of the discussion is provided below but requested further clarity around occupier requirements and the need case for the Proposed Development, suitability of the Site, consultation strategy and design of the proposals, particularly with regards to the acoustic screen and louvres.

- 3.9. The LPA also recommended that a daylight and sunlight assessment be undertaken to understand any potential impacts on neighbouring residential units above the shops along Wilmslow Road.
- 3.10. Table 3.1 outlines the feedback received during these pre-application discussion with the LPA and how the Applicant has responded to these. Each matter has been addressed within the planning application submission where practicable:

Table 3.1: Local Planning Authority Pre-application Consultation Feedback and Applicant's Response

Local Planning Authority Comments	Applicant's Response
Occupier Requirements and Site Suitability MCC asked for clarity around occupier requirements and the need for these facilities to be located at the Christie Hospital Withington Estate. Additionally, MCC also asked for a needs case to demonstrate why there are no other sites in which the Northern Pathology Development could be located within the Christie.	This need case is contained within Section 4 and Paragraphs 5.26 to 5.40 of the Supporting Planning Statement, prepared by Deloitte LLP in support of this Application and has been articulated as part of pre-application discussions with Ward Councillors, the Christie Neighbourhood Forum, and communications to local residents. In summary, operationally, the Site provides the most optimal location for pathology services within the Christie Estate, given its adjacency to proposed departments that require the use of pathology services. The co-location of the Proposed Development with the clinical services is essential to provide efficient and productive diagnostic services for patients. The transfer of samples from bedside to laboratory within minutes is key to enable fast turnaround times required for swift commencement of chemotherapy and/or other surgical or invasive interventions. The Proposed Development has been designed to ensures the services of the wider Christie Estate can be provided efficiently. The inclusion of the link bridge at first floor level, connecting the Proposed Development to the existing Hospital is a clear example of how the pathology services will be co-located and accessible, in order to ensure key clinical testing can be undertaken, ultimately resulting in better patient outcomes and a more resilient healthcare system.
Building Height MCC expressed concern over the height of the Proposed Development being presented as a three storey building with two levels of plant, and considered that this would be seen as a five storey building. They advised that this was likely to raise concerns as the building is located in a sensitive area with residential properties and bordering the conservation area. It was suggested that the Proposed Development should seek to align with The Christie Hospital Strategic Planning Framework.	The Architect subsequently reviewed the design of the Proposed Development, and progressed a design of a three-storey building with additional essential plant equipment located on the central area of the roof, to be appropriately screened, reducing the levels of plant initial proposed. The design of the Proposed Development has been fully optimised to ensure that the functional requirements needed to deliver its significant Public Benefits, are provided through the least impactful design in terms of building height in the context of the wider area. Additionally, to alleviate the plant accommodation being read as an additional mass, the facade steps in at roof level on all sides, and has been clad in bronze cladding to maintain aesthetics. This means that from street level the visibility of the rooftop plant is minimal. The revised proposals were presented to the Local Planning Authority in the pre-application meeting on 29 April 2025. For further information, please refer to the Design and Access Statement submitted in support of this Application.
Acoustic Screening on the Roof and Louvres Design	The Architect subsequently reviewed the design of the Proposed Development to ensure that the primary façades, being the facades of the three storey building, comprise high

Local Planning Authority Comments	Applicant's Response
MCC requested clarity around the design and palette of the Louvres, particularly in relation to the primary façade facing Wilmslow Road. Additionally, MCC requested further clarity around the materiality of the acoustic screening on the roof, particularly in the context of the building being read as a three-storey development.	quality detail and materials palette. These facades have been designed to reflect the materiality of the ASICD building to provide visual continuity along Wilmslow Road. Following discussions with MCC, the secondary façades (being the acoustic screen) will maintain the colour palette of the primary facade, so as to not detract from the high quality and attractive appearance. Following feedback from MCC, the details of the curtain walling was enhanced. Fins across the curtain walling not only address the active facade consideration for Wilmslow Road, but also act as a solar shading provision for the internal accommodation. The design provides an element of privacy for the user from the busy Wilmslow Road with the windows set back and the aluminium projecting profiles creating a privacy from various angles along the road. Further detail on the design evolution of these elements can be found within the Design and Access Statement submitted in support of this Application.
Daylight and Sunlight MCC raised the potential impact on neighbouring residential units above the shops along Wilmslow Road, recommended that a daylight and sunlight assessment be undertaken.	The Applicant commissioned GIA to undertake a Daylight and Sunlight Assessment which included identification of neighbouring properties that may be impacted and a subsequent assessment of the potential impact to neighbouring properties in two stages: Stage 1 - Is there a strict compliance with the BRE Guidelines? The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further. Stage 2 - Is there an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development? Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied. The technical analysis demonstrates that with the Proposed Development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such the Proposed Development will not result in a noticeable reduction in daylight and sunlight amenity, and is therefore considered wholly acceptable.

Local Planning Authority Comments	Applicant's Response
Engagement Strategy MCC raised the need to ensure a robust engagement strategy is undertaken to include neighbouring residents, Ward Councillors and presentation of the Proposed Development through a further Neighbourhood Forum	In line with the recommendations of MCC, the Applicant has undertaken a comprehensive engagement strategy inclusive of: • Issue of Letters to residential of Tatton Grove and Tatton View, inclusive of an invitation to attend a briefing session; • Issue of Letters to the wider local area; • Inclusion of Proposed Development on the 'Our Developments' Section of the Christie NHS Foundation Trust website; • Further presentation of the Proposed Development at the Neighbourhood Forum in June 2025; • Organisation and running of three drop-in sessions, at the Christie Hospital, for local residents and interested parties. Further information on the Engagement Strategy can be found below under 'Local Engagement'.

Local Engagement

Christie Neighbourhood Forum (including Ward Councillors)

- 3.11. The Christie Neighbourhood Forum was established in May 2012 to provide an opportunity for residents and elected representatives to engage and communicate directly with the Christie Executives about its role. The meeting provides a space for discussion in regard to the hospitals impact on the local community. The group is chaired by Councillor Andrew Simcock, with elected representatives from the four surrounding wards (Didsbury East, Didsbury West, Old Moat and Withington) being invited to attend alongside members of the local community.
- 3.12. Meetings are held both virtually through Microsoft Teams and in person at the Christie Hospital. This ensures that the Forum is accessible to all and enables a wide variety of people to engage directly with the Christie Hospital representatives to provide their feedback.
- 3.13. The Proposed Development was first introduced at the Christie Neighbourhood Forum on 5 March 2024, where the Site and intention for the Proposed Development were raised.
- 3.14. The Proposed Development was subsequently discussed in more detail on 3 June 2025, with a discussion around the 'need case' for the Proposed Development, how it is proposed to tie in with the decant of other facilities at the Christie Hospital, and presentation of the detailed design.
- 3.15. The purpose of these meetings in relation to the Proposed Development was to outline the emerging proposals, offer the local Ward Councillors, residents and business owners an opportunity to share their views. The feedback received during these Neighbourhood Forum meetings has been valuable and has directly informed the design progression of the Proposed Development.
- 3.16. Prior to the Christie Neighbourhood Forum meetings, briefing emails were issued to Ward Councillors to outline the proposals for discussion and seek agreement to the proposed approach and content. This approach has also enabled Councillors to develop a good understanding of the Proposed Development and points of discussion in advance of the Forum meetings.

Public Consultation

- 3.17. In addition to presenting the Proposed Development at the Christie Neighbourhood Forum, a comprehensive public consultation was undertaken to ensure transparency and gather feedback from the local community. This involved a digital platform, letter drop, and series of drop-in sessions.

Letter Drop

- 3.18. Letters advising on the Proposed Development were distributed to the local area on 25 June 2025. The letter included an email address contact in which to direct questions to, which was responded to by both the Trust and Applicant directly, with input from the design team as relevant.
- 3.19. In addition to these letters issued to the local area, an additional run of letters were issued, by hand by the Trust and the Applicant directly, to residents of Tatton View and Tatton Grove as adjacent neighbours. These letters included an invitation to a drop-in session to be arranged, if residents had questions or comments around the Proposed Development.
- 3.20. A Map detailing the extent of the Letter Drop is provided at **Appendix 1**.

Christie NHS Foundation Trust website

- 3.21. A dedicated webpage within the Christie NHS Foundation Trust's website was launched alongside the Letter Drop, in order to provide information on the Proposed Development – the webpage can be found here: (www.christie.nhs.uk/the-christie-charity/about-the-charity/about-us/new-pathology-centre-development).
- 3.22. The webpage included an email address contact in which to direct questions to, which was responded to by both the Trust and Applicant directly, with input from the design team as relevant.

Drop-in Sessions

- 3.23. Three neighbourhood drop-in sessions have been held on:
- 15 July 2025 between 4pm and 7pm;
 - 22 July 2025 between 2pm and 5pm (including residents of Tatton Grove); and
 - 29 July 2025 between 4pm and 7pm;
- 3.24. The event provided an opportunity for local residents, businesses and interested parties to view the Proposed Development, speak with members of the Applicant team, and provide feedback.

- 3.25. Across the three Drop-in Sessions, a total of 13 local residents, businesses and interested parties were in attendance, including 4 residents of the adjacent Tatton Grove.

Feedback

- 3.26. All those in receipt of a letter, in attendance at the drop-in sessions or viewing the webpage were encouraged to share their views on the Proposed Development through correspondence to the-christie.developments@nhs.net.
- 3.27. The principal matters raised focussed on:
- Building Height;
 - Noise Impacts and Acoustic Screen Design;
 - Construction Programme and sequencing with planned adjacent ASICD development;
 - Details on Tree Removal, Planting and Maintenance;
 - Contractor Management;
 - Continued Community Engagement; and
 - Long-term Maintenance of plant, security measures and boundary treatments.
- 3.28. Overall, Local Ward Councillors, residents and business owners consulted as part of the Christie Neighbourhood Forum were supportive of the proposals with positive discussions taking place in relation to specific elements of the Proposed Development that have helped to shape the final proposals submitted as part of this application.
- 3.29. Table 3.2 below outlines the feedback received during these pre-application discussions and the how the Applicant has responded to these.

Table 3.2: Local Engagement Pre-application Consultation Feedback and Applicant's Response

Local Engagement Comments	Applicant's Response
It was queried how many trees would be affected by the Proposed Development and where new trees would be planted. Additionally, information around tree planting in the next 12 months across the wider Christie Hospital Estate was asked for.	The Applicant and Trust invited the local resident to a meeting with the Christie Hospital Head Gardener to discuss the wider tree planting strategy. This meeting took place on 15 July 2025. It was confirmed that any tree removed are either relocated or replaced. With regards to the impact of the Proposed Development on trees, the architects and arboriculturist have collaborated extensively to design a development that minimises tree removal. This has resulted in the need to remove five trees, all classified via a detailed independent arboricultural survey as Category C (trees of low quality and value). Importantly, this means that all Category B trees (trees of moderate quality and value), including those immediately adjacent to the development, will be retained. Further information on the removal of trees can be found at Paragraph 4.27 of the Planning Statement, or within the Arboricultural Impact Assessment submitted in support of this Application. To mitigate the loss of these five trees, the Proposed Development includes the planting of ten new trees on the Site, representing a 1:2 replacement ratio. In addition to providing a quantitative improvement, the new trees will also provide a qualitative improvement, providing a betterment in terms of long-term canopy cover and visual interest. It is anticipated that the exact specifications as to the species of tree are to be approved with MCC by virtue of a condition requiring the full details of new tree planting, but it is proposed that fastigate formed trees are to be used given their upright,

Local Engagement Comments	Applicant's Response
	columnar canopy shapes which will allow for the natural development of their tree canopy volumes. Additionally, the Proposed Development will commit to and align with the commitments of the wider Christie Estate in terms of maintenance and management of new and existing green infrastructure.
Concerns over the height of the Proposed Development were raised, and clarity was requested over the plant element to be provisioned on the roof.	The Proposed Development is designed with consideration for local and national policy and guidance. It is aligned to the recommendation of the Christie Hospital Strategic Planning Framework which earmarks the Site for <i>"a standalone building of up to three storeys"</i>, which intends on representing a step-down in height from the main Christie Hospital Estate. The Applicant confirmed that the Plant Room is located within the third storey of the Proposed Development. However, there are some further pieces of plant that must operate in the open air, such as air source heat pumps, and these will need to be located external to the building on the finished roof. They will have specially designed aluminium acoustic sound insulation screens around them, rather than permanent walling, to ensure any noise impact is appropriately mitigated and will not disturb local residents and businesses. These pieces of equipment do not take up the entire roof space and will be appropriately stepped back from the roof edge to minimise visibility. The Applicant confirmed that the design of the proposed building remains consistent with that which was shared at the latest neighbourhood forum in June 2025, including the small amount of plant apparatus and sound insulation panels that will be present on the roof.
It was queried whether the Christie Hospital has the capacity for the Proposed Development, with particular consideration for parking. This comment was made in particular relation to the extended parking zone that has been implemented since the development of the Paterson Building which has resulted in local residents finding it difficult to park near their homes.	The Proposed Development facilitates the decant of other facilities and transfer of existing patients and staff from the Christie Withington estate to the Proposed Development. As such, and as discussed in further detail in the Transport Statement submitted in support of the planning application, no net change in trips to and from the wider Christie estate in Withington is forecast as a result of the Proposed Development and it is not anticipated to result in any material change in travel patterns. The Christie Hospital, including the existing building, benefit from an existing Green Travel Plan. This details existing staff travel patterns at the Christie and outlines measures and initiatives which encourage sustainable and active travel to and from the Site. The Green Travel Plan outlines a target of 60% of staff using sustainable travel by 2030. The figures from the 2016 survey showed that 43% of staff commute via sustainable travel. This figure increased to 47% in 2022. The Green Travel Plan is evidently effective in continuing to increase the number of trips to the Christie by sustainable modes of travel and will encourage further uptake of sustainable modes of travel.

Local Engagement Comments	Applicant's Response
	In light of the above, it is considered that the Christie has capacity for the Proposed Development, including in relation to parking.
Some questions were raised around the logistics and management of Contractors on the Site, and a key contact should there be any issues during the construction of the Proposed Development.	The Construction and Environmental Management Plan submitted in support of this Planning Application details the Community Consultation Strategy in relation to the construction period. In summary, as was noted as preferably at the Neighbourhood Forum, during the construction of the development, The Trust will be the main point of contact for queries/concerns from local residents. The developer will ensure that signs are located on the Site hoarding and on the main gates, displaying the company name. Residents will contact The Trust directly, who will then contact the developer – the developer can be contacted 24/7 and details of the call will be handled by their trained and briefed customer care call centre, and the appropriate developer member of staff will then be notified, a response to the Trust will be provided within 12 hours.
Queries were raised around the Noise levels of external mechanical plant and measures to control noise break out.	Noise levels of the external mechanical plant are mitigated by the specially designed aluminium acoustic sound insulation screens around them, rather than permanent walling, to ensure any noise impact is appropriately mitigated and will not disturb local residents and businesses. These pieces of equipment do not take up the entire roof space and will be appropriately stepped back from the roof edge to minimise visibility. The Proposed Development has been designed with support from Sandy Brown as Acoustic Consultants.
Queries were raised around the contractor transport routes to the Proposed Development particularly in relation to traffic and large deliveries. Dust management during the construction period and impact on pedestrian access to shop fronts during construction was also raised.	The Construction and Environmental Management Plan submitted in support of this Planning Application details the proposed Transport Routes for construction vehicles, a robust Dust Mitigation strategy, and details of the proposed hoarding to be erected in relation to the construction period. The hoarding to be erected will ensure the footpath can still be utilised along the eastern boundary of the Site, maintaining pedestrian access across Wilmslow Road. This scheme will be submitted to, and approved by, Manchester City Council.

GMAAS

- 3.30. GMAAS is funded by the Greater Manchester Combined Authority (GMCA) primarily to provide advice to the county's ten district authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan) on all matters relating to archaeology and the planning process.
- 3.31. The Proposed Development and Site have been discussed directly with GMAAS to understand the need for a desktop assessment or archaeological investigations to support the planning application. GMAAS provided correspondence on 27 May 2024, which confirmed that, upon checking their records, there is no archaeological interest in the footprint of the Site. Additionally, given the previous intensive development of the site, moreover, it is unlikely that any unsuspected archaeological remains would survive intact.
- 3.32. GMAAS therefore confirmed that the Proposed Development will not have any impact on below ground archaeological remains and that no further consideration of archaeological matters is required to support the planning application. Correspondence from GMAAS is submitted in support of the application to confirm this.

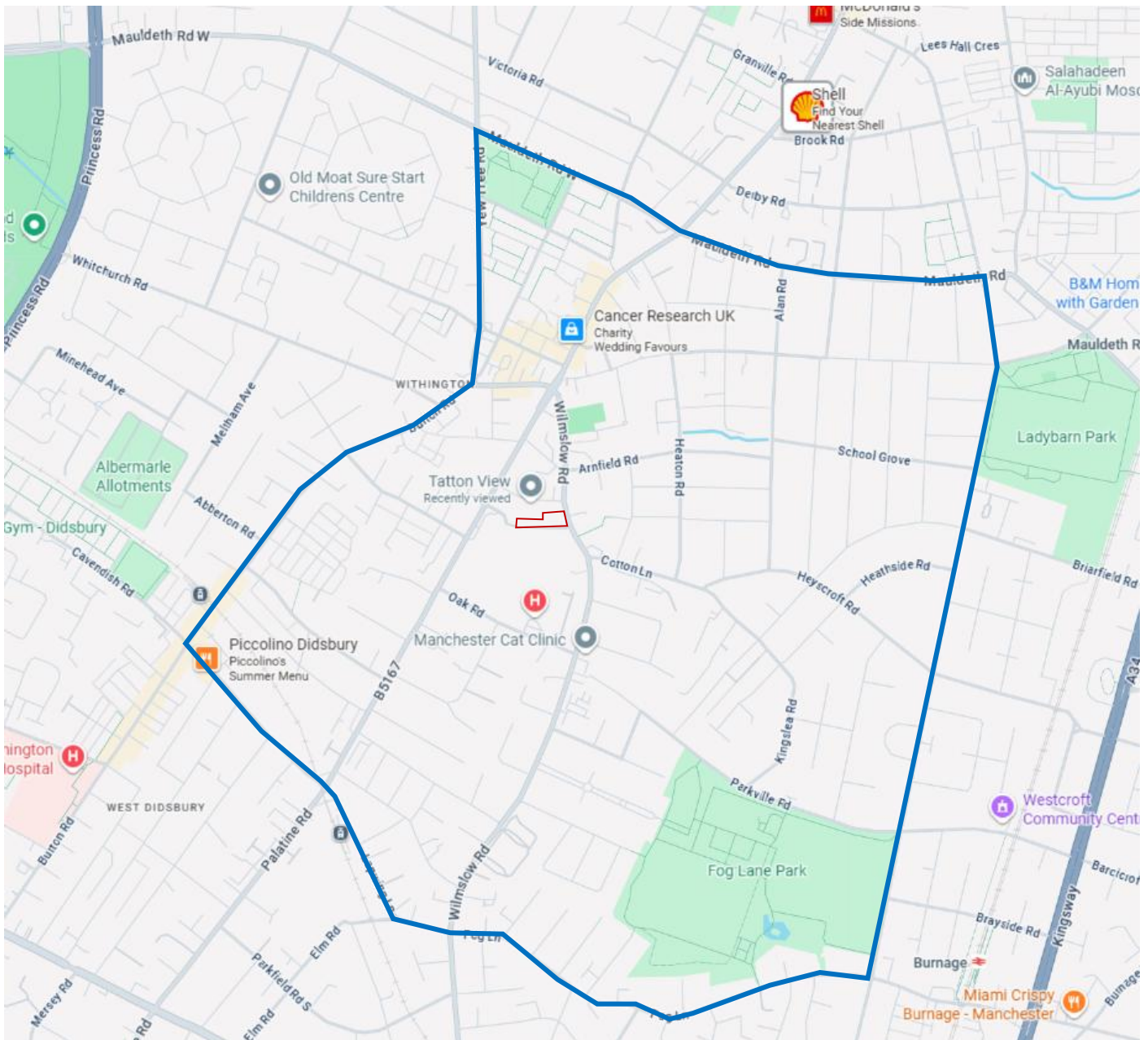
GMP

- 3.33. The Proposed Development was outlined to GMP, and subsequently, a Crime Impact Statement was issued by GMP on 6 June 2025. The Crime Impact Statement outlines that the Proposed Development has many positive features that will reduce the potential for crime and anti-social behaviour, as well provide an active frontage on to Wilmslow Road. It also provides a number of design recommendations from a security perspective.
- 3.34. The Applicant has considered the recommendations from the Crime Impact Statement when developing the detailed design of the Proposed Development.

4. Summary and Conclusions

- 4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission for the redevelopment of the existing temporary Derek Crowther Building (Block 29), on Wilmslow Road to build a new Pathology Development with integrated clinical facilities at the Christie in Withington, Manchester.
- 4.2. It sets out in detail the pre-application consultation and engagement that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals where appropriate.
- 4.3. The Proposed Development has been the subject of a significant amount of pre-application stakeholder consultation and engagement, which involved the use of a number of methods to engage effectively with a wide range of consultees and consider feedback prior to the submission of the planning application. This includes engagement with the Local Planning Authority, Ward Councillors, the local community, GMAAS, GMP and MCC Drainage.
- 4.4. Stakeholder engagement has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.5. Overall feedback from residents and stakeholders has been positive, welcoming the proposals to redevelop the Site and provide much needed facilities for a new Pathology Development and associated clinical facilities. The stakeholder consultation and engagement exercise has not raised any significantly adverse planning issues.
- 4.6. Comments raised in relation to the Proposed Development have largely been in relation to the design of the Proposed Development, tree retention and landscaping, and existing issues with parking around the Christie Hospital Estate. The planning submission provides a detailed response to these considerations as summarised in this Statement.
- 4.7. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix 1 – Letter Drop Area



Appendix 2 – Consultation Letter

25 June 2025

An Update on The Christie Withington Site – A New Pathology Centre

Dear Neighbour

As a valued neighbour we're writing to share information about a new project at The Christie Withington site and invite your feedback. We understand the importance of transparency and want to address any concerns you may have.

This project involves redeveloping the area on Wilmslow Road currently occupied by two-storey temporary cabins used for clinical purposes. These clinical services will be relocated within the Withington site during construction. See the image below for the exact location:



The Christie Charity is funding this project. The construction will be managed by Northern Pathology Developments Limited which is a wholly owned subsidiary of The Christie Charity. This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds.

What's planned?

We're proposing to replace the temporary cabins with a modern, purpose-built, three-storey pathology centre (plus a plant room suitably screened on the roof). This new centre will house state-of-the-art laboratories, significantly improving our pathology services and be designed to complement the nearby Advanced Scanning and Imaging Centre, which already has planning permission.



As seen from the site plans overleaf, we have carefully planned the building to protect existing trees to the rear of the existing site. Only a small number of trees will be affected, and we are committed to replacing these trees within The Christie estate.

Why this is important?

Pathology, which involves examining cells and tissue and providing testing and screening (including for clinical trials), is essential to every patient's journey at The Christie. We currently conduct over one million tests annually, and as a leading provider, we also serve other hospitals regionally and nationally. Our current pathology department, located in the older part of The Christie site on Wilmslow Road, is no longer suitable. The limited space and outdated layout restrict efficiency and productivity, creating a backlog of sample testing and hindering the introduction of new technology. This impacts our ability to provide timely results, which is particularly important for rapid on-site testing from theatres and other critical areas. The new facility will allow us to process a greater volume of samples more quickly, using advanced technology. This enhanced efficiency will lead to better patient outcomes. Importantly, this redevelopment will not increase staffing or patient levels at The Christie and therefore will not increase parking demand.

What about construction?

The current planning permission allows for the removal of the existing temporary structures, which will take place in August 2025, and, subject to planning approval,

we plan to begin construction in the winter of 2025, aiming for completion by winter 2026.

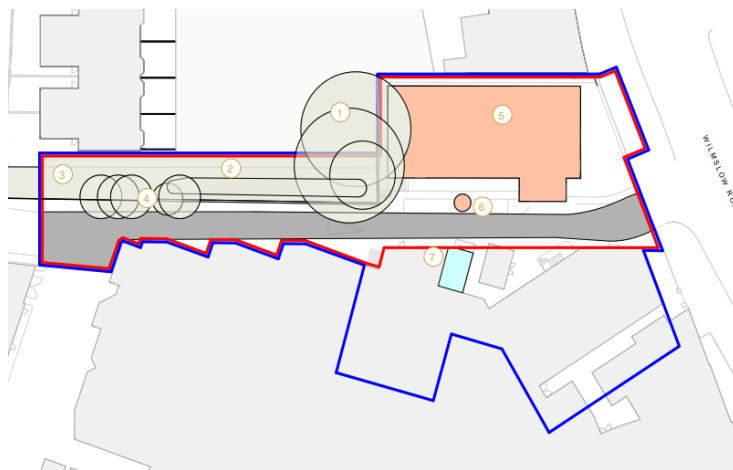
While we appreciate the work may cause some inconvenience, we will do our best to keep this to a minimum.

As part of this, we are proposing to use The Grange (formerly Manchester Muslim Preparatory School) on the corner of Wilmslow Road and Cotton Lane, currently vacant and owned by The Christie Charity, for site offices and construction vehicle parking. A robust construction management plan will be implemented, incorporating lessons learned and feedback received from local residents.

We are committed to keeping you updated

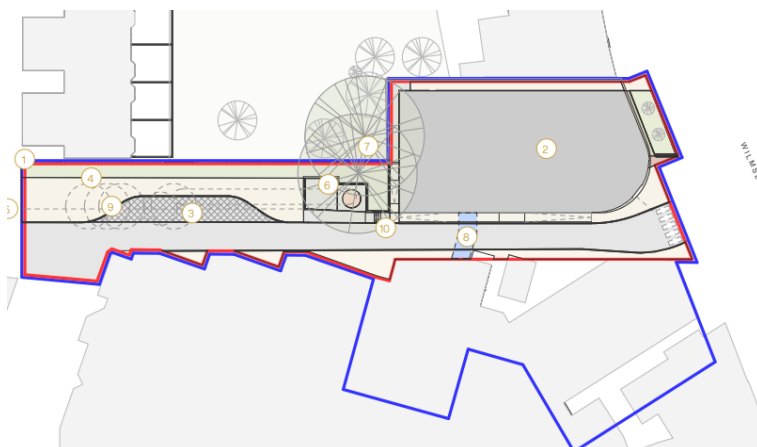
If you have any queries before or during the development, please contact: the-christie.developments@nhs.net

Existing Site Plan



1. Existing trees & root protection zones
2. Existing ground levels to be configured to support servicing lay-by
3. Site partly falls within the boundary of the Withington Conservation Area.
4. Removal of existing vegetation and trees
5. Users within existing building to be relocated
6. Existing VIE tank
7. Potential link bridge connection zone

Proposed Site Plan



1. Site boundary
2. Proposed Building Footprint
3. New lay-by for servicing the proposed building
4. Small retaining wall or grass verge with high quality planting.
5. Partial removal of existing brick wall/fence
6. Proposed bin store / relocated VIE tank.
7. Existing trees retained.
8. New link bridge from first floor into existing Christie estate
9. Removal of low-grade vegetation
10. Ramps to be created for level access / egress.

Patients are at the heart of this project as we strive to ensure they continue to have the best possible experience and outcomes.

If you have any further comments or queries, you can also get in touch with us on the email above.

We are also happy to host a drop-in session or Teams meeting if you feel that would be helpful. If this is something that would interest you, then please let us know your preference via the email above.

Yours sincerely,

The Christie Charity and The Christie NHS Foundation Trust



This report has been prepared for Northern Pathology Developments Limited and on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than Northern Pathology Developments Limited is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

The information contained within this report is provided to assist Northern Pathology Developments Limited with this Planning Application. The report makes use of a range of third-party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.