



Northern Pathology Development,
Christie Hospital
Planning Statement

August 2025

Contents

1.	Introduction	2
2.	Strategic Context	6
3.	Site Description and Context	9
4.	Proposed Development	13
5.	Planning Assessment	18
6.	Public Benefits	40
7.	Summary and Conclusions	44

1. Introduction

This section introduces the proposals and summarises the structure of this Planning Statement.

- 1.1. This Planning Statement (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 Developments Limited (the “Applicant”).

The Applicant

- 1.3. The Applicant is a wholly owned subsidiary of The Christie Charity (“The Charity”).
- 1.4. 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

- 1.5. 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.
- 1.6. The work undertaken is of critical importance and has driven more efficient treatments and more effective approaches to the prevention and early detection of cancer. Ultimately, this means that patients in Greater Manchester and the wider Region are able to access the latest and most effective treatments, in addition to new experimental treatments.
- 1.7. 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 capabilities¹.
- 1.8. 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 Proposed Development

- 1.9. 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.
- 1.10. The existing pathology facilities are undersized, overcrowded and currently not fit for purpose in terms of ventilation and areas required for 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.

- 1.11. Further details of the Proposed Development, its design and planning justification are provided within the subsequent sections of this Statement.

Description of Development

- 1.12. The description of the Proposed Development on the application for Full Planning Permission is set out below:

"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"

- 1.13. To note, the removal of the existing temporary building currently located on the Site (known as the Derek Crowther Building) is covered through Condition 1 of Temporary Permission ref. 123630/FO/2019.
- 1.14. In accordance with this, the Applicant has submitted a Condition Discharge application (ref. CND/25/0627) to ensure the appropriate removal of the temporary building in compliance with the conditions of Temporary Permission ref. 123630/FO/2019. This position was discussed, and subsequently agreed with the Case Officer on 27 May 2025.
- 1.15. Therefore, no demolition or removal work is covered by this Planning Application.

Pre-Application Stakeholder Engagement

- 1.16. Pre-application discussions have been held with a range of stakeholders including Manchester City Council as Local Planning Authority (LPA), MCC Highways, Greater Manchester Archaeological Advisory Service (GMAAS), Greater Manchester Police (GMP), and the Christie Neighbourhood Forum, comprising of local community representatives and Ward Councillors.
- 1.17. 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.
- 1.18. 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.
- 1.19. In addition to presenting the Proposed Development at the Christie Neighbourhood Forum, public consultation has been undertaken which included a digital platform, letter drop and series of drop-in sessions to ensure transparency and gather feedback from the local community.
- 1.20. Meetings with the LPA took place as follows:
- **26 February 2024** – to introduce the need case for the Proposed Development and present initial design concepts and approach to consultation;
 - **29 April 2025** - to present the more detailed design information in response to comments received at that time, and prior to the presentation at the Christie Neighbourhood Forum and the submission of a planning application.
- 1.21. Further information on the pre-application consultation process, including the feedback received and how the applicant has sought to address that information, is provided within the Statement of Consultation submitted in support of the application.

Application Documentation

- 1.22. In addition to this Statement, the Application is supported by the following as prepared in accordance with Manchester City Council's (MCC) Validation Checklist and agreed with MCC Planning Officers via email on 28 July 2025:

- Application Form and Notices, prepared by Deloitte LLP;
- Application Site Boundary and Location Plan, prepared by DAY Architectural Ltd;
- Existing and Proposed Site Plans, prepared by DAY Architectural Ltd;
- Application Drawings, including demolition plans, proposed floorplans, existing and proposed elevations and sections, and public realm plans, prepared by DAY Architectural Ltd;
- Design and Access Statement, prepared by DAY Architectural Ltd;
- Supporting Planning Statement, prepared by Deloitte LLP;
- Blue and Green Infrastructure Statement, prepared by Deloitte LLP;
- Construction and Environmental Management Plan, prepared by Renaker Build Ltd;
- Environmental Standards Statement (inc. Sustainability Statement), prepared by Hoare Lea;
- Energy Statement (inc. GMCA Net Zero Guidance Proforma), prepared by DSSR;
- Statement of Consultation, prepared by Deloitte LLP;
- GMAAS Correspondence confirming comfort that no Archaeology Desktop Assessment is required, prepared by GMAAS;
- Heritage Statement, prepared by Deloitte LLP;
- Transport Statement, prepared by WSP;
- Green Travel Plan, prepared by WSP;
- Waste Management and Servicing Strategy, prepared by WSP;
- MCC Waste Proforma, prepared by WSP;
- Local Employment and Benefits Proposal (Construction Phase Only), prepared by Renaker Build Ltd;
- Crime Impact Statement, prepared by GMP;
- Geotechnical and Geoenvironmental Desk Study, prepared by Mott MacDonald;
- Air Quality Assessment, prepared by Hoare Lea;
- Drainage Strategy, prepared DeSimone;
- Acoustic Planning Report, prepared by Sandy Brown;
- Ecological Impact Assessment, including a Biodiversity Net Gain Assessment, prepared by Tyler Grange;
- Arboricultural Impact Assessment, prepared by Tyler Grange;
- Daylight and Sunlight Assessment, prepared by GIA; and
- Material Sample Programme, prepared by Renaker Build Ltd and the Applicant.

Structure of the Planning Statement

1.23. The remainder of this Statement is structured as follows:

- Section 2 – provides the strategic context for the Proposed Development;
- Section 3 – describes the context of the Site;
- Section 4 – outlines the full details of the Proposed Development;

- Section 5 – provides a broader planning assessment of the Site-specific planning issues;
- Section 6 – sets out the Public Benefits associated with the Scheme; and,
- Section 7 – concludes by summarising the case for the grant of Planning Permission.

2. Strategic Context

This section explains how the Proposed Development fits into Manchester's strategic plans, with reference to the strategic documents set out below. It shows how the Northern Pathology Development's location, transport links, and need for redevelopment make it ideal for providing a much-needed pathology facility at the Christie Withington Estate.

The Christie Strategic Planning Framework (2014)

- 2.1. The Christie SPF was endorsed in 2014, focussing on the commitments and aspirations of the Christie for a period of five years (until 2018) but also for the period to 2028, and is therefore still of relevance.
- 2.2. Although the document predates the current application by 11 years, and the Site context has demonstrably changed since its publication, the SPF remains materially relevant in the planning determination process for the Christie Withington Campus.
- 2.3. The SPF identifies the Site as having capacity for new development and aims to provide an agreed framework for ongoing development at the Christie Withington site. As part of this, the SPF identifies the following six key design principles to guide the development of the Christie:
 - Preserve existing character of surrounding streets.
 - Maintain and enhance existing street frontages.
 - Establish suitable height parameters that respect existing heights within the surroundings.
 - Protect important street views that contribute to local character.
 - Ensure the setting of the Conservation Area and Grade II Listed Red Lion PH are not adversely impacted.
 - Protect residential amenity, privacy and security.
- 2.4. The Christie SPF identifies seven principal development zones with the Site falling within the Wilmslow Road development zone. Relevant text from the Christie SPF, concerning the Site specifically, is extracted below:

“There is a site on the Wilmslow Road frontage that currently houses temporary accommodation. This has clear development potential and permanent buildings will be required to replace the existing temporary accommodation. The important issues here are presenting a strong frontage to the very visible main road frontage and preserving residential amenity and the character of the Conservation Area to the rear. A stand-alone building of up to three storeys will be appropriate, representing a step-down in height from the main Christie frontage to the two-storey shops on the northern side. The existing original boundary treatment of railings and a brick wall should be retained if possible.”

- 2.5. The Christie SPF highlights that future development needs to be appropriately planned in order to mitigate potential transport and parking impacts. Section 9 of the SPF recommends measures to ensure that transport and parking elements will be fully addressed through the development strategy and through the Applicant maintaining a Green Travel Plan. The Christie Green Travel Plan establishes a target to ensure that less than 60% of staff travel in single occupancy vehicles by 2030. Progress against this target is tracked in an Annual Travel Survey.

Our Manchester Strategy 2025 – 2035 (2025)

- 2.6. The 'Our Manchester Strategy 2025 – 2035 (2025)' published in March 2025 highlights five persistent challenges for the city, including concerns regarding inequality, housing, climate change, quality of life and clean, green, and safe neighbourhoods.
- 2.7. To address these challenges, the document is structured around three principal priorities:
- 'Our People' pertains to Manchester residents and ensuring they experience fulfilling lives.
 - 'Our Neighbourhoods' focuses on ensuring the city fosters civic pride by providing "good quality, attractive and affordable homes, and green spaces."
 - 'Our City' aims to secure the city's future development by promoting: "a growing economy, adaptation to climate change and reduced carbon emissions, and reliable transportation options for residents and visitors."
- 2.8. The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement. This also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City's communities.

Investing in Success – an Economic Strategy for Manchester (2023)

- 2.9. Manchester's Economic Strategy seek to make the City's economy function as a net-contributor to UK GDP and provide the best possible opportunities for its residents. To achieve this, the Strategy aims to create an economy that:
- Is thriving and performing as well as the best international comparators.
 - Creates great opportunities and increases social mobility for residents.
 - Attracts the best of global business and talent.
 - Is resilient to future shocks and a changing climate and capitalises on the opportunities created by the transition to zero-carbon.

Manchester Climate Change Framework 2020-25

- 2.10. The framework sets the vision that by 2025 Manchester will be playing its full part in limiting the impacts of climate change, with everyone who lives, works and studies here benefiting from the health, wellbeing and economic benefits that will come as a result.
- 2.11. The framework sets four core objectives to achieve this: staying within its carbon budgets; climate adaption and resilience; health and wellbeing; and inclusive, zero carbon and climate resilient economy.
- 2.12. One of the headline areas for urgent action is around ensuring that new developments are *"built and operated to zero carbon standards as soon as possible."* Additionally, a second headline area for urgent action notes the need for 100% renewable electricity – through *"a combination of two, possibly three, sources"*.

Manchester City Centre Transport Strategy 2040 (2021)

- 2.13. The strategy supports the city's ambition to grow and become carbon neutral by 2038, whilst ensuring that it is well-connected to the wider area that it serves. The central aim of the Strategy – for 90% of all morning peak trips to the city centre to be made by sustainable travel before 2040 – is critical to the successful and sustainable growth of the city.
- 2.14. The vision for the revised City Centre Transport Strategy remains for “a well-connected, zero-carbon city centre at the heart of the North, offering our residents, employees and visitors a great place to work, live and visit”.
- 2.15. The seven ambitions are set below which will help achieve the vision above:
- Walking is the main way of getting around the city centre;
 - The city centre is cleaner, greener and less congested;
 - More people choose to cycle to destinations within the city centre;
 - The city centre benefits from better public transport connections;
 - Parking in the city centre is smarter and integrated with other modes;
 - Goods are moved and delivered sustainably and efficiently into and within the city centre; and
 - Innovation is embraced where it benefits the city centre and its users.

Biodiversity Strategy and Action Plan 2022-30 – the City of Manchester's Nature Recovery

- 2.16. The strategy seeks to champion the role that nature plays in addressing many of the challenges which wildlife and our residents face, including climate change, poor health and wellbeing, pandemics and air quality. The Plan seeks to protect and recover habitats throughout the city, increase the understanding, connection and love for nature, and encourage everyone to recognise their role in Manchester's nature recovery.

Great Outdoors: A Green and Blue Infrastructure Strategy for Manchester 2015-25

- 2.17. Recognises that parks, river valleys, gardens, street trees, green roofs and canals are an essential part of creating a successful, liveable city. The 2025 vision is that high quality, well-maintained green and blue spaces will be an integral part of all neighbourhoods, with access for communities and workers, and stimulating business investment.

3. Site Description and Context

This section of the Statement provides a full description of the Site. It should be read in conjunction with the application drawings and Design and Access Statement prepared by DAY Architectural Ltd.

Site Description

- 3.1. The Site comprises the existing 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 0.16ha.
- 3.2. The existing building, as depicted in Figure 2.1 below, comprises a blue and white façade, rising to two storeys. An area of plant occupies part of the roof, set back from the façade edge, and a Vacuum insulated evaporator ('VIE') tank is located adjacent to the rear of the building.
- 3.3. A recessed glazed entrance door, set back from the main façade and fronted by blue steel railings, provides access from Wilmslow Road. The existing building is set back from Wilmslow Road by brown brick and blue steel railings.
- 3.4. The existing temporary building is not fit for purpose as existing and the Applicant acknowledges that to deliver high-quality patient experience and maintain their reputation for providing world class facilities and treatments, they must invest in improvements to obsolete parts of their estate.

Figure 2.1 – Existing Block 29 (Derek Crowther Building) Elevation



Site Context

- 3.5. The Site is located to the northeast of the existing Christie Estate in Withington.
- 3.6. The Site is bound by a private access route for the Christie 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.
- 3.7. 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.
- 3.8. 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.
- 3.9. To the west of the Site is a multi-storey car park serving the Christie, along with a residential nursing and dementia care home. Beyond Palatine Road, terraced housing and small pockets of public realm are interspersed.
- 3.10. 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. To the south of Cotton Lane comprises the Manchester Cancer Research Centre.

Transport and Access

- 3.11. The Site benefits from a highly accessible location, fronting onto Wilmslow Road, with the western boundary of the Christie Estate abutting Palatine Road – both major arterial routes in South Manchester. This provides excellent accessibility via a range of sustainable transport modes and is particularly well-served for pedestrian access.

Walking and Cycling

- 3.12. The Site benefits from excellent pedestrian accessibility. A range of local amenities, including food and beverage establishments, leisure and recreational facilities, and commercial units, are conveniently located within walking distance.
- 3.13. Given the predominantly residential context, the area is characterised by well-defined pedestrian routes, including pavements adjacent to cycle lanes on Wilmslow Road and strategically placed pedestrian crossings at all junctions, thereby enhancing pedestrian safety and convenience.
- 3.14. Wilmslow Road provides cycle lanes in both directions adjacent to the Site. The southbound cycle lane is an on street partially segregated facility. The northbound lane is a mix of on street and shared footway/cycleway provision. The cycle routes continue north towards Fallowfield and Manchester City Centre, and south towards Didsbury.

Bus, Metrolink and Rail

- 3.15. Bus services are available from the bus stop adjacent to the Site on Wilmslow Road with regular services further south or north into Manchester City Centre. The Metrolink is also easily accessed within a 10-minute walk from the Site and provides direct services to East Didsbury, Manchester City Centre, Rochdale, and interchanges to the wider Metrolink network.
- 3.16. The nearest train station to the Site is Mauldeth Road Station, which is approximately 1.4km from the Site and a 25 minute walk.

Parking Requirements

- 3.17. Car and cycle parking requirements for the Christie are addressed through a holistic, estate-wide approach across a number of surface car parks, tiered car parks and cycle stores. Given this, and the constrained nature of the Site, there are no existing car or cycle parking spaces on the Site.

Environmental Designations

Flood Risk and Drainage

- 3.18. The Site is located within Flood Zone 1 and therefore has a low risk from flooding from rivers and seas, with less than 0.1% annual exceedance probability.
- 3.19. The Manchester City Council Strategic Flood Risk Assessment (SFRA) indicates that the Site is located in the Didsbury Critical Drainage Area.
- 3.20. The nearest watercourse is the River Mersey, which is located approximately 2.15km south west of the Site, which meanders South of central Manchester.

Ecology and Biodiversity

- 3.21. The Site's landlocked nature and the existing buildings significantly limit green infrastructure and ecological value on the Site; however, there is a small area of landscaping along Wilmslow Road, which includes trees, planters and shrubbery, as well as series of trees along the western boundary of the Site.
- 3.22. An Ecological Impact Assessment, which includes an 'Extended Phase 1 Habitat Survey and Preliminary Bat Roost Assessment' prepared by Tyler Grange, is submitted in support of this application.
- 3.23. The Survey found that the Site is comprised of previously developed land, including an existing temporary clinical building, hardstanding and urban vegetated garden and ten trees. There were no sites of statutory or non-statutory designation for nature conservation within the zone of influence on-site or off-site that would be affected by the Proposed Development.
- 3.24. The on-site building and Trees T2, T3, T4, T6, T9, T10 and T11 were assessed to be negligible suitability to support roosting bats. Trees T1 and T5 were initially assessed to be further assessment required ('FAR'), however as both of these trees are being retained as part of the Proposed Development, a further survey will not be necessary. If pruning works are required to trees T1 and T5, then this should be carried out under the supervision of a Suitably Qualified Ecologist to ensure no impacts to potential roosting bats.
- 3.25. In respect of birds, it was identified that there is potential for birds to nest within areas of scrub and scattered trees within the Site.
- 3.26. An Arboricultural Impact Assessment prepared by Tyler Grange is also submitted in support of this application. This identifies that the ten existing trees on-site are comprised of a mixture of mature, semi-mature and young maple, ash and sycamore specimens. Seven trees are surveyed as Category C (low arboricultural value), whilst two trees are assessed as Category B (moderate arboricultural value) and one as Category U (poor condition).

Air Quality

- 3.27. The Site is not located within any Manchester Air Quality Management Area and is approximately 240m south of the closest section of the AQMA covering the B509.

Heritage

- 3.28. The Site is not located within a Conservation Area and there are no listed buildings on or immediately adjacent to the Site; however, the Withington Conservation Area is located circa 50m to the north.
- 3.29. There are three Grade II listed buildings in close proximity: the Red Lion Inn (approximately 90m), the Milestone adjacent to Withington Fire Station (approximately 150m), and the Church of St Paul (approximately 225m). A Heritage Asset Plan outlining the location of the Listed Buildings and Withington Conservation Area is contained in the Heritage Statement submitted in support of the application.

Planning History

- 3.30. A planning history search for the Site has been undertaken using the LPA's planning application search system. This has established that the Site's most recent planning history comprises small scale alterations or changes of use to the existing building, as follows:
- 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 sqm of gross floor space) at The Christie on its Wilmslow Road car park (comprising the Site), for a period of three years;
 - In 2015, the Christie identified that the Site could provide essential space for pre-operational treatments. An application (LPA ref. 108244/FO/2015/S1) seeking permission to retain the temporary building for a further period of three years was then submitted to Manchester City Council and approved in May 2015;
 - In 2019, the Christie identified that the Site could facilitate the NHS commissioned stem cell therapy. An application (LPA ref. 123630/FO/2019) seeking permission to retain the temporary building for a further period of three years as well as the installation of supporting cryotherapy tank and vaporizer was then submitted to Manchester City Council and approved in July 2019. The Description of Development is provided below:

"Retention of the existing modular building (Derek Crowther Unit) for a period of 3 years and the installation of a cryotherapy tank and vaporizer." Planning permission ref. 123630/FO/2019 expired on 11 July 2022."
 - Most recently, in order to remove the temporary building currently located on the Site (known as the Derek Crowther Building), a Condition Discharge application (ref. CND/25/0627) was submitted, by the Applicant, to ensure the appropriate removal of this building in compliance with the conditions of Temporary Permission ref. 123630/FO/2019. This application is currently being determined.

4. Proposed Development

This section summarises the key elements of the Proposed Development and should be read in conjunction with the submitted application drawings and Design and Access Statement.

Need for the Proposed Development

- 4.1. The Christie NHS Foundation Trust is a globally recognised centre of excellence in cancer care, research, and education. At the heart of its operations are its comprehensive onsite biochemistry and transfusion services, which provide essential diagnostic and treatment support to patients across Greater Manchester and beyond. These services are critical to the Christie's ability to deliver timely and accurate diagnoses, monitor treatment progress, and manage complex patient care.
- 4.2. Currently, the pathology services are located in Blocks 19 and 20, part of the older and increasingly obsolete section of the Christie Estate. These facilities are not only outdated in terms of infrastructure, but also spatially inadequate, consisting of a fragmented layout of small rooms that do not align with modern laboratory design standards. The space limitations and inefficiencies hinder workflow, collaboration, and the integration of new technologies that are essential for high-volume and high-precision diagnostic services.
- 4.3. As part of the broader Christie redevelopment strategy, these blocks are scheduled for demolition to make way for a new, cutting-edge imaging centre, known as the Advanced Scanning and Imaging Centre Development ("ASICD"), a project that has already received successful planning approval.
- 4.4. The Christie redevelopment strategy also includes the removal of the current Block 29 (Derek Crowther Building), which was originally erected as a temporary structure and no longer meets the Trust's long-term vision for the Site. As previously noted, removal of this building is being progressed through a Condition Discharge Application, in compliance with permission ref. 123630/FO/2019.
- 4.5. The Proposed Development comprises a new, purpose-built pathology facility that reflects The Christie's commitment to enhancing both clinical functionality and architectural aesthetics—particularly along the Wilmslow Road frontage, where the Trust aims to create a more welcoming and cohesive healthcare campus.
- 4.6. In addition to the laboratory space, the Proposed Development will include high-quality staff facilities—such as rest areas, changing rooms, and breakout spaces—and modern offices to support administrative and clinical staff. These additions will promote wellbeing and teamwork, fostering a cohesive and productive work environment. Once operational, the Proposed Development is expected to significantly increase sample throughput and turnaround times, all without the need to increase staffing levels. This efficiency gain will be achieved through improved layout, process automation, and streamlined service delivery, ultimately contributing to better patient outcomes and a more resilient healthcare system.

The Proposed Development

- 4.7. The Proposed Development comprises a three-storey building with additional essential plant equipment located on the central area of the roof, which will be appropriately screened. A link bridge is proposed at the first floor, which will connect into the existing Christie Hospital Estate.

- 4.8. A stair core and lift are proposed to the southeast of the Proposed Development, raising three storeys, forming the primary circulation route. A secondary service stair core is proposed to the southwest of the Proposed Development, with access to all internal storeys and the roof. A green area is proposed to provide additional planting between the existing neighbouring properties and proposed layby.
- 4.9. To the rear of the Proposed Development, a bin store, Vacuum insulated evaporator ('VIE') tank, and extended lay-by is proposed.
- 4.10. The Proposed Development comprises the following floorspace:
 - Net Internal Area (NIA): 630 sqm
 - Gross Internal Area (GIA): 1421.5 sqm
 - Gross External Area (GEA): 1558.5 sqm

Layout and Massing

- 4.11. The building has been designed to be read principally as a three-storey mass, with additional elements of plant space on the roof, set back from the face of the building and appropriately screened.
- 4.12. Stem Cell facilities, and Staff offices and areas are proposed to occupy the Ground Floor, inclusive of a Preparation laboratory, Processing Lab, flexible laboratory space and Bio Markers & Flow Cytometry laboratory. Additionally, storage rooms, workstations, office space and staff facilities are proposed.
- 4.13. Level 1 is proposed to comprise a Blood Science Laboratory, alongside space centrifuges, and cytocentrifuges and Cepheid machines. Additionally, Level 1 proposes a Transfusion Laboratory as well as addition to further staff facilities and offices. Level 1 also comprises a link bridge which will connect into the existing Christie Hospital Estate.
- 4.14. Level 2 is proposed to comprise ancillary and staff facilities, as well as an enclosed area of plant.
- 4.15. The central area of the roof is proposed to be utilised for Air Source Heat Pumps (ASHP) and other associated plant. Plant equipment at the roof level has been set-back from the façade edge and fully screened to read secondary to the principal elevation. This positioning ensures that the principally three storey elevation (Ground Floor to Level 2) presents as the most prominent element of the design. The remainder of the roof is proposed to comprise of PV panelling and a space for the lift overrun.
- 4.16. Two stair cores are proposed to rise to three storeys. A stair core and lift are proposed to the southeast of the Site, raising three storeys, comprising the primary circulation route. A secondary service stair core is proposed to the southwest of the Site, with access to all internal storeys and the roof. An emergency exit is proposed to be located underneath the southwest stair core, accommodated by the height of the staircase.

Design and Materiality

- 4.17. The Proposed Development has evolved through ongoing pre-application meetings with the Local Planning Authority and engagement with the local community and Ward Councillors via the Christie Neighbourhood Forum, and subsequent public consultation. This process of pre-application engagement has sought to optimise the manner in which the Proposed Development meets the functional requirements of the Applicant whilst providing a high-quality design solution for the Site, in acknowledgement for its prominent position along Wilmslow Road.

- 4.18. Details of how the Applicant has responded to feedback during this pre-application process can be found in the Statement of Consultation submitted in support of the planning application.
- 4.19. The Proposed Development provides a distinctive design that adds interest to Wilmslow Road, whilst drawing reference from both the surrounding clinical and domestic context. A CGI of the Proposed Development is provided in Figure 4.1 below.

Figure 4.1: Proposed Street View 01 (east elevation) (Day Architectural Ltd, 2025).



- 4.20. The design of the window reveals refers to the typical projecting bay windows in the surrounding residential area. This façade approach also provides solar shading to the internal accommodation, whilst enabling a suitable level of activation to the facade. The sill detail to the windows have also been carefully designed to discourage nesting.
- 4.21. The façade design responds to the architectural language and elevational treatment of other new high-quality clinical buildings at the Christie, including the Paterson Building and proposed ASICD to ensure a unified appearance, particularly along Wilmslow Road.
- 4.22. The Proposed Development has been designed to help maintain the established material palette of this section of the Christie Estate, fronting Wilmslow Road, to reinforce a strong identity.
- 4.23. The building's exterior will feature bronze-effect anodised aluminium roof panels and full height glazing with back obscured painted glass spandrel panels. The main structure of the building will use multi-buff brick with a vertical stacked brick lining and light grey mortar. A light grey aluminium PPC bridge will connect the Site to the wider Christie Hospital Estate.
- 4.24. The set back plant located on the roof of the Proposed Development, described earlier in this section, are screened with an honest architectural treatment to reflect their function and context within the Christie estate. PPC aluminium in light grey is proposed to the level of fully enclosed plant, with acoustic fibre cement screening on the rooftop plant equipment.

- 4.25. The Proposed Development will ultimately deliver a design which responds to its context and improves the townscape, particularly from the principal approach along Wilmslow Road. Photorealistic CGIs of the Proposed Development are included within the Design and Access Statement, prepared by DAY Architectural Ltd, and submitted in support of the planning application.

Landscaping and Public Realm

- 4.26. The Proposed Development includes the provision of an improved area of public realm to both the west of the proposed building along the Site boundary, and east of the proposed building, creating an enhanced frontage along Wilmslow Road.
- 4.27. It comprises the removal of five trees, but the retention of all Category B trees, found along the west of the Site. A table detailing the condition of the trees to be removed is shown below at Table 4.2, further information as to the condition of the existing trees is available through the Arboricultural Impact Assessment and Method Statement prepared by Tyler Grange and submitted in support of this application.

Table 4.2 – Table of Trees to be Removed

Tree Name	Condition	Reason for Removal
T6 (Norway Maple)	Category C	to facilitate the proposed bin/tank store which is essential to the function of the Pathology Development.
T8 (Norway Maple)	Category C	to facilitate the proposed layby which is essential to the function of the Pathology Development.
T9 (Silver Maple)	Category C	to facilitate the proposed layby which is essential to the function of the Pathology Development.
T10 (Sycamore)	Category C	to facilitate the proposed layby which is essential to the function of the Pathology Development.
T11 (Sycamore)	Category C	to facilitate the proposed layby which is essential to the function of the Pathology Development.

- 4.28. To mitigate against this impact, ten new trees as well as areas of mixed native understorey planting will be provided on the Site. Seven new trees will be planted in the vicinity of those lost and three street trees will be planted along Wilmslow Road, with all new trees proposed to be planted in the ground. This will result in a 1:2 tree replacement ratio.
- 4.29. An area of additional planting and a “green zone” is proposed to the rear of the building along the northwest Site boundary. The green zone will be bounded by planted trees and shrubbery, followed by the proposed retained brick wall, then an area of paving, timber benching and finally, a tarmac layby before reaching the service road. In addition to the retained Category B trees, this planting will act as a natural screen between the proposed bin store, VIE tank and the residential properties to the northwest of the Site.

- 4.30. Directly adjacent to the primary façade of the Proposed Development is a strip of low-level planting inclusive of three trees, which is proposed to provide a level of defence from the street scene and internal clinical rooms to ensure a level of privacy whilst delivering activation to this key elevation.
- 4.31. The proposed landscaping seeks to continue the language and materiality of the newly introduced public realm adjacent to the Paterson Building, and proposed public realm of the ASICD development, particularly along Wilmslow Road. The plant species will be carefully selected to match the existing species in the area.

Inclusive Access

- 4.32. A key design intention of the Proposed Development is to deliver a design which is inclusive and ensures that all staff can move effectively around the Proposed Development. This is particularly pertinent considering the nature of the proposed clinical use.
- 4.33. The corridor widths internally are in line with Health Building Note 00-04 'guidance in high traffic areas', in order to ensure ease of access and manoeuvrability for trolleys and staff with varying degrees of mobility.
- 4.34. The Proposed Development has been designed to ensure compliance with Part M of the Building Regulations throughout.

Pedestrian Access

- 4.35. The staff entrance to the Proposed Development will be via the street entrance on Wilmslow Road, with a direct internal link to the main Christie hospital via a link bridge at first floor level.

Vehicle and Cycle Parking

- 4.36. Car and cycle parking requirements for the Christie are addressed through a holistic, estate-wide approach across a number of surface car parks, tiered car parks and cycle stores. Given this, and the constrained nature of the Site, there are no existing car or cycle parking spaces on the Site.
- 4.37. The Proposed Development facilitates the decant of other facilities and transfer of existing staff from the Christie 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.
- 4.38. The Proposed Development therefore does not necessitate the need for any on-site car or cycle parking. This is discussed further in Section 5.

Waste Management and Servicing

- 4.39. The Proposed Development makes effective use of the existing waste storage and servicing arrangements at The Christie. Waste will be taken directly by staff to the external bin compound located to the rear of the building. From here, a collection will take place in order to move the waste to the Christie's main external waste compound located to the north of the Christie Estate.
- 4.40. Refuse vehicles will then collect waste from the external storage compound utilising the existing one-way road system, entering from Palatine Road and exiting on to Wilmslow Road.
- 4.41. A Waste Management and Servicing Strategy has been prepared by WSP and is submitted in support of this planning application. This details that the Proposed Development's waste requirements can be met within the existing on-site facilities in accordance with relevant planning policies and guidance.

5. Planning Assessment

The following section sets out the Development Plan and Material Considerations and assesses the Proposed Development against these.

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

Planning Framework

5.1. The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GMCA Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
RELEVANT MATERIAL CONSIDERATIONS			
NATIONAL	National Planning Policy Framework (2024)		Planning Practice Guidance (PPG)
REGIONAL	Greater Manchester Combined Authority Net Zero Design Guidance (2025)		
LOCAL	Supplementary Planning Guidance	Guide to Development in Manchester (2007)	Design for Access 2 (2003)
	Other	Manchester Climate Change Framework 2020-2025 (2020)	GD04 Waste Storage and Collection Guidance for New Developments
		The Christie Strategic Planning Framework (2014)	Our Manchester Strategy (2016-2025)

5.2. The Proposed Development is assessed with reference to these documents in respect to the following relevant planning considerations:

- Principle of Development
 - Overall Assessment of Development

- Design and Appearance
 - Architectural Quality
 - Inclusive Design
 - Landscaping and Public Realm
 - Designing Out Crime
 - Climate Change and Energy
- Heritage and Archaeology
 - Archaeology
 - Heritage
- Traffic and Transport
- Environmental Considerations
 - Noise and Vibration
 - Air Quality
 - Flood Risk and Drainage
 - Ecology and Biodiversity
 - Ground Conditions
- Microclimate Considerations
 - Daylight, Sunlight and Overshadowing
- Other Considerations
 - Waste
 - Construction Management

Principle of Development

Relevant policies and guidance:

Development Plan

- Places for Everyone Policy JPStrat2: City Centre
- Places for Everyone Policy JP-S1: Sustainable Development
- Places for Everyone Policy JP-P6: Health
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EC1 – Employment and Economic Growth in Manchester
- Core Strategy Policy EC2 – (Existing Employment Space)
- Core Strategy Policy EC 9 - South Manchester

Material Considerations

- NPPF (2024 Update)
- Greater Manchester Combine Authority Net Zero Design Guidance (2025)
- The Christie SPF (2014)

- 5.3. At the local level, the Site falls within South Manchester for which a number of Core Strategy Policies apply with specific reference to the principle of development. Those most relevant to the principle of the Proposed Development include:
- Policy SP1, which guides Manchester's strategic development, emphasises the City Centre as hub for commercial, retail and leisure activities, complemented by residential development;
 - Policy EC1 outlines the Council's clear support for other significant contributors to economic growth and productivity including health;
 - Policy EC2 seeks to retain and enhance existing employment provision, unless it can be demonstrated that the existing use is unviable in terms of business operations, building age and format;
- 5.4. Policy EC9 specifically relates to South Manchester and states that new developments in this area are expected to support proposals for high technology industry and research. Employment and economic development provision will be within areas including the Christie. Development proposals and planning applications should have regard to ensuring efficient use of existing employment space
- 5.5. At the Regional level, PfE enforces the ambition to bring forward urban / brownfield land for development. Policy JP-Strat 2 encourages business, retail, leisure, culture and tourism activity to be the primary focus for the City Centre.
- 5.6. Additionally, Policy JP-P6 (Health) states that new development should “*maximise its positive contribution to health and wellbeing*” and confirms that “*improvements in health facilities will be supported.*” The Proposed Development aligns with Policy JP-P6, as it proposes to deliver new and updated healthcare facilities which will support MCC's creation of healthier and happier communities.
- 5.7. The principle of the comprehensive redevelopment of the Site is clearly established through regional and local planning policy, namely the policies in the Core Strategy (2012), Saved Policies from Unitary Development Plan, and Places for Everyone (2024).
- 5.8. In line with the second part of S38(6) it is necessary to assess the Proposed Development against other material considerations, in this regard due consideration has been had to the NPPF and local guidance documents.

- 5.9. At the heart of the NPPF is the presumption in favour of sustainable development and making effective use of available land (Paragraph 125(c)). Thus, by redeveloping a brownfield site in proximity to the existing Christie Estate, the proposals directly align with the NPPF's objective of promoting sustainable development and efficient land use within existing urban areas.
- 5.10. Furthermore, the proposed land use is consistent with the already established uses on the site and the wider Christie Estate. The latter includes paragraphs 96(c) and 101 of the NPPF which state that local authorities should work pro-actively to ensure the delivery of public service infrastructure, including hospitals, which facilitates greater health care and ensures the delivery of healthier communities.
- 5.11. In accordance with the above policies and material considerations, the Proposed Development is supported by the Development Plan when read as a whole, which supports the proposals of the Site for enhanced health research and care, as well as associated employment.
- 5.12. Additionally, the need for the Proposed Development, and the benefits it will deliver in terms of patient care and outcomes in the fight against cancer, have been clearly articulated within earlier Sections of this Statement.

Design and Appearance

Relevant policies and guidance:
Development Plan • Places for Everyone Policy JP-P1 Sustainable Places • Core Strategy Policy EN1 – Design Principles and Strategic Character Areas • Core Strategy Policy CC9 - Design and Heritage • Core Strategy Policy DM1 – Development Management • Core Strategy Policy EN3 – Heritage • Core Strategy Policy SP1 – Spatial Principles • Core Strategy Policy EN9 – Green Infrastructure Material Considerations • NPPF (2024 Update) • Greater Manchester Combine Authority Net Zero Design Guidance (2025) • The Christie SPF (2014)

- 5.13. Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the Proposed Development is located.
- 5.14. Core Strategy Policy DM1 Development Management states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detailing as well as the impact on the surrounding areas in terms of the design, scale and appearance.
- 5.15. The NPPF advises that good design is a key aspect of sustainable development. At Paragraph 135 it is advised that planning policies and decisions should ensure that developments:
- Will function well and add to the overall quality of the area, over the lifetime of the development;
 - Are visually attractive;

- Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;
- 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;
- Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and,
- 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 users' and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.16. The Proposed Development has been developed by a design team, led by Day Architectural Ltd with extensive experience in designing high-quality Healthcare developments, particularly within the Christie Estate .

Architectural Quality

- 5.17. The Proposed Development has been through a number of design iterations in consultation with the LPA to ensure that the Proposed Development represents the optimum deliverable design solution, taking into account the Site's surrounding context.
- 5.18. The existing temporary building on the Site is outdated, obsolete and inconsistent with the design approach and materiality elsewhere across the Christie estate. It therefore detracts from the quality and vibrancy of the Wilmslow Road frontage. The demolition of this temporary modular building is being progressed via a Condition Discharge Application in compliance with the conditions of Temporary Permission ref. 123630/FO/2019.
- 5.19. The Proposed Development is consistent with Core Strategy Policy CC9 through the delivery of a high-quality scheme. As detailed in Section 4 of this Statement, the Proposed Development will include a palette of high-quality materials that complements the surrounding built context whilst responding to the local heritage to provide a high-quality architectural response to the Applicant's brief and the functional requirements of a clinical building of this nature. It seeks to complement the existing surroundings and the Christie, responding sensitively to the Site's context and to the relevant policy and guidance, the vision and objectives of the Christie SPF.
- 5.20. The Proposed Development is designed with acknowledgement that the Site is highly visible along Wilmslow Road, which is a main arterial route through South Manchester. It has its own identity whilst sitting harmoniously alongside other Christie buildings. The design provides a solution which ensures the three-storey elevation is read as the primary elevation, with the element of plant on the roof, appropriately screened, is being read as secondary through being set-back from this key elevation and through careful materiality and colouration.
- 5.21. The proposed materials have been a key consideration in ensuring this, and that the design responds to the Site's context. It delivers a thoughtful and impactful design that is high quality, viable and durable. The materiality of the Proposed Development mirrors elements from the ASICD development, which has received successful planning approval, to ensure a unified appearance, helping to maintain the established material palette of this section of the Christie Estate to reinforce a strong identity.
- 5.22. In line with Christie SPF Paragraph 8.21, the Proposed Development "*presents a strong frontage to the very visible main road*" as well as providing "*a step-down in height from the main Christie frontage to the two-storey shops on the northern side*". The Proposed Development has been designed to provide a step-down from the adjacent ASICD development, which has received planning permission for a part 5, part 3 storey development.

- 5.23. Further information on the design approach and proposed materiality is contained in Section 3 of this Report.
- 5.24. The quality of the proposed design and how this has responded to the local and city-wide context is outlined in detail in the submitted Design and Access Statement prepared by DAY Architectural Ltd. The heritage impacts of the Proposed Development have also been fully considered and are described in the relevant section below and the supporting Heritage Statement.
- 5.25. It is expected that a condition would be included in any subsequent planning permission which requires agreement to samples and specifications of materials prior to commencing works on-site. This will include a requirement for a full Materials Schedule, which is being submitted alongside the planning application, and MCC to view and agree the content of a mock-up sample panel on-site.

Layout, Siting, Scale and Massing

- 5.26. The wider Christie Hospital Estate is undergoing a large redevelopment strategy to reinvigorate and futureproof the Withington site. The strategy will result in a facility equipped with modern specialist equipment and improved operational efficiency through departmental reorganisation and optimised workspaces, which will ultimately enhancing patient care and access to treatment.
- 5.27. At the heart of the Christie's operations are the comprehensive onsite biochemistry and transfusion services, which provide essential diagnostic and treatment support to patients across Greater Manchester and beyond. These services are critical to the Christie's ability to deliver timely and accurate diagnoses, monitor treatment progress, and manage complex patient care. However, at present it is understood that the pathology services are not only outdated in terms of infrastructure, but also spatially inadequate, consisting of a fragmented layout of small rooms that do not align with modern laboratory design standards, which ultimately impact efficiencies and workflows.
- 5.28. As part of the wider redevelopment strategy, the Site was identified as an optimal location for redevelopment, not least because it has historically comprised a temporary building, Block 20 (Derek Crowther Building), which no longer meets the Christie's wider operation or architectural vision. The Christie SPF notes that *"Sites for new Christie development are likely to be on currently undeveloped parts of the site or on parts of the site that could be redeveloped at a greater scale"*.
- 5.29. Operationally, the Site provides an optimal location for pathology services given its adjacency to proposed departments that require adjacency to pathology services, as shown in Figure 5.1. The co-location of the laboratory 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.

Figure 5.1 – Project Location Requirements



- 5.30. The Proposed Development has been designed to ensure 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.
- 5.31. Through the design development, the layout and scale of the Site has been refined to particularly respond to Core Strategy Policy EN1 so that the Proposed Development provides the optimum, viable design solutions, whilst providing high-quality additions to Manchester's built environment.
- 5.32. Additionally, the Proposed Development has been designed in line with the Christie SPF, which recognises this Site as being suitable for the development of a "stand alone building of up to three storeys".
- 5.33. The Proposed Development would provide three storeys of occupiable space and has been designed to present a strong frontage to Wilmslow Road. Due to the proposed scale and relative location of the Proposed Development in proximity to first floor residential units above the shops along Wilmslow Road, there could be some effects on residential amenity, however these are considered to be limited. The Proposed Development has been designed to ensure that there will be no significant impact on daylight or sunlight amenity, which has been confirmed through a Daylight and Sunlight Assessment prepared by GIA, and submitted in support of this application. Further detail is provided at the 'Microclimate Considerations' Section of this Statement. The Proposed Development will have no impact on transport and parking once built and occupied.
- 5.34. Through the design development, the consideration for the "residential amenity, privacy and security [of dwellings to the rear of the Site] is maintained by the boundary treatment, landscape buffer and position and scale of new buildings". The proposed building is located to the east of the Site, along Wilmslow Road, allowing for the existing landscape buffer located along the western boundary to be enhanced through additional tree and shrubbery planting, ensuring the privacy of the dwellings along Tatton View.

- 5.35. As detailed within the Heritage Statement submitted in support of the application, the scale and location of the Proposed Development means that, while some impact is expected, the impact is assessed as having less than substantial harm (at the lower end) on the Conservation Area and nearby Listed Buildings. It is considered that the Public Benefits of the Proposed Development outweigh this less than substantial harm. Further detail as to the Public Benefits of the Proposed Development can be found at Section 6 of this Statement.
- 5.36. As explained in Section 4 of this document, an additional area of set-back plant on the roof is necessary to meet the functional requirement of the building's operations. To mitigate the visual impact of the proposed rooftop plant, it is set back as far as possible from the principal three storey façade and designed to be secondary to the main elevation. It has been architecturally screened and therefore is fully integrated into the design of the building. Further information on the design approach and design development of the Proposed Development is contained in the Design and Access Statement, prepared by DAY Architectural Ltd and submitted in support of this application.
- 5.37. The building has been designed to tie in seamlessly to the levels of the adjacent hospital buildings through the delivery of a bridge, connecting the Site with the wider Christie Estate. The introduction of new machinery, storage units and meeting spaces will also improve the accessibility and functionality of the Christie Estate. These improvements will subsequently facilitate greater efficiency, patient experience and patient outcomes.
- 5.38. In summary, the Proposed Development has been designed to be read principally as a three-storey mass, with an area of plant located centrally on the roof, set back from the façade edge and appropriately screened. The Proposed Development addresses the principal issues raised within the 2014 SPF. It continues the proposed scale of the development of the wider Christie Estate to create a consistent scale along Wilmslow Road.
- 5.39. The Proposed Development is considered to be compliant with Core Strategy Policies DM1 and CC9, through the delivery of a scheme which is of an appropriate scale and massing, whilst delivering public realm enhancements improve the frontage along Wilmslow Road, as well as appropriately preserve residential amenity and the character of the Conservation Area to the rear.
- 5.40. Overall, taking into account the Proposed Developments' layout, scale and massing, the scheme is considered to be compliant with the relevant policies of the Development Plan and National Planning Policy, including Core Strategy Policy DM1 which notes that schemes should have regard for the surrounding area.

Inclusive Design

- 5.41. Core Strategy Policy DM1 Development Management states that buildings and neighbourhoods should be fully accessible to people with disabilities.
- 5.42. Design for Access 2 is also relevant. This document provides guidance on measures that should be incorporated into schemes to increase their accessibility.
- 5.43. A key design intention of the Proposed Development is to deliver a design which is inclusive and ensures that all staff can move effectively around the Proposed Development. This is particularly pertinent considering the nature of the proposed clinical use.
- 5.44. The corridor widths internally are in line with Health Building Note 00-04 'guidance in high traffic areas', in order to ensure ease of access and manoeuvrability for trolleys and staff with varying degrees of mobility.
- 5.45. The Proposed Development has been designed to ensure compliance with Part M of the Building Regulations throughout.

Landscaping and Public Realm

- 5.46. Chapter 12 of the NPPF (2025) highlights the importance of creating ‘high quality, beautiful and sustainable buildings’, specifically stating that planning decisions should ensure that developments are ‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping,’ (Para. 135). Furthermore, Core Strategy Policy SP1 (Spatial Principles), encourages development across the city which focuses on ‘creating well designed places that enhance or create character’.
- 5.47. The Proposed Development includes the provision of an improved area of public realm to both the west of the proposed building along the Site boundary, and east of the proposed building along Wilmslow Road.
- 5.48. The Proposed Development comprises the removal of five Category C trees i.e. trees that are of low arboricultural quality and value. A table detailing the quality and species of the trees to be removed is shown at Table 4.2 of this Statement. The Proposed Development also includes the retention of all Category B trees, found along the west of the Site. Additionally, further information is available within the Arboricultural Impact Assessment and Method Statement as prepared by Tyler Grange and submitted alongside this application.
- 5.49. To mitigate this removal, 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.
- 5.50. 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, columnar canopy shapes which will allow for the natural development of their tree canopy volumes.
- 5.51. For further details please refer to ‘Ecology and Biodiversity’ section below.
- 5.52. An area of additional planting and a “green zone” is proposed to the rear of the building along the northwest Site boundary. The green zone will be bounded by planted trees and shrubbery, followed by the proposed retained brick wall, then an area of paving, timber benching and finally, a tarmac layby before reaching the service road. In addition to the retained Category B trees, this planting will act as a natural screen between the proposed bin store, VIE tank and the residential properties to the northwest of the Site.
- 5.53. Directly adjacent to the primary façade of the Proposed Development is a strip of low-level planting inclusive of two trees, which is proposed to provide a level of defence from the street scene and internal clinical rooms to ensure a level of privacy whilst delivering activation to this key elevation.
- 5.54. The proposed landscaping seeks to continue the language and materiality of the newly introduced public realm adjacent to the Paterson Building, and proposed public realm of the ASICD development, particularly along Wilmslow Road. The plant species will be carefully selected to match the existing species in the area.
- 5.55. A detailed summary of the design and appearance of the Proposed Development is provided within Section 5 of this Statement as well as the supporting Design and Access Statement prepared by Day Architectural Ltd, including in regard to the landscaping and public realm proposals.
- 5.56. Based upon this it is considered that the design and appearance of the Proposed Development is compliant with policies set out within the Local Development Plan.

Designing Out Crime

- 5.57. The NPPF (Para. 96) states the importance of creating places and buildings that are:
- “Safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.”*
- 5.58. Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.
- 5.59. The Proposed Development would operate within the same standard security measures that are currently being implemented at the Christie, ensuring that the hospital continues to maintain a high level of safety and security.
- 5.60. The planning application is supported by a Crime Impact Statement prepared by GMP. This indicates that the Proposed Development has many positive features that will reduce the potential for crime and anti-social behaviour, as well as provide a frontage onto Wilmslow Road. It provides a number of Design for Security recommendations from GM Police, which are considered within the Design and Access Statement, prepared by DAY Architectural Ltd and submitted in support of this application.
- 5.61. An appropriately worded condition will be applied to the subsequent planning permission which requires the development to be carried out in compliance with the approved Crime Impact Statement. Written confirmation of a Secured by Design accreditation should then be required within six months of occupation.

Climate Change and Energy

Relevant policies and guidance:
Development Plan • Places for Everyone Policy JP-S1 – Sustainable Development • Places for Everyone Policy JP-S2 – Carbon and Energy • Places for Everyone Policy JP-P1 – Sustainable Places • Places for Everyone Policy JP-S5: Clean Air • Core Strategy Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development • Core Strategy Policy EN8 – Adaption to Climate Change • Core Strategy Policy EN9 – Green Infrastructure Material Considerations • NPPF Paragraph 136 (2024) • Manchester City Council Climate Change Action Plan (2020-2025) • Greater Manchester Combined Authority Net Zero Design Guidance (2025)

- 5.62. A Climate Emergency was declared by MCC on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020- 2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicle Vehicles, and seeking 100% renewable energy. Whilst this has also not been formally adopted into planning policy, it is a material consideration for development proposals.

- 5.63. At a national level, on 15 December 2021 the government announced changes to The Building Regulations to help the UK deliver net zero. The changes include a requirement for new non-dwelling developments to produce around 27% less CO₂ than current standards.
- 5.64. The Greater Manchester Combined Authority Net Zero Design Guidance (2025), produced to provide guidance on the Places for Everyone policies and sets a series of KPIs for non-residential developments.
- 5.65. The Application is supported by an Energy Statement, by DSSR. The statement confirms the following sustainability measures are included:
- Full-electric building heated by Air Source Heat pumps.
 - Domestic Hot Water from air source as well.
 - Efficient air handling serving all laboratories and ancillary spaces – low SFP and high efficiency heat recovery.
 - Cooling delivered by efficient, low SFP, Fan Coil Units where required.
 - High efficacy LED lighting and energy-saving controls.
 - Photovoltaic array occupying approximately 120m² of roof space.
- 5.66. Further details can be found within the Energy Statement.
- 5.67. It is also considered that the Proposed Development is deemed sustainable from a transport perspective. The Site is located within a highly sustainable location with local amenities being accessible by active transport modes such as walking and cycling. In addition, the Site is highly accessible by sustainable public transport modes including bus, rail and Metrolink.
- 5.68. The Proposed Development comprises the decanting and subsequent rehousing of existing facilities within the wider Christie Hospital Estate, therefore it is considered that no additional trips will be generated by virtue of the proposals. Therefore, no parking is provisioned as part of the proposals.
- 5.69. Based upon the above it is considered that the Proposed Development is highly sustainable from a transport perspective, limiting potential emissions generated from vehicular travel. This is in line with Policy JP-S5: Clean Air within the recently adopted Places for Everyone (2024) plan which notes development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution.
- 5.70. Based upon the above it is considered that the Proposed Development is in line with both local and national policy in relation to climate change impacts.

Heritage and Archaeology

Relevant policies and guidance:

Development Plan

- Places for Everyone Policy JP-P2 - Heritage
- Core Strategy Policy CC6 – City Centre High Density Development
- Core Strategy Policy CC9 – Design and Heritage
- Core Strategy Policy EN3 – Heritage
- Saved UDP Policy DC18.1 – Conservation Areas
- Saved UDP Policy DC19.1 – Listed Buildings

Other Planning Policy and Guidance

- NPPF (2024 Update)
- Christie SPF (2014)
- PPG

5.71. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets. Section 66 requires:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...”

5.72. Section 72 sets out the corresponding duty in relation to conservation areas, it requires:

“In the exercise, with respect to any building or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area...”

5.73. Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.

5.74. Paragraph 215 of the NPPF states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

5.75. The relevant sections of the NPPF and the associated paragraphs of the PPG emphasise the need for a thorough understanding of the significance of heritage assets, to form the basis for the assessment of any development impact. In addition, Core Strategy Policy EN3 evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

5.76. The Development Plan heritage policies detailed in Core Strategy Policies CC9, EN3 and saved UDP Policies DC18.1 and DC19.1 hold the same emphasis as the NPPF, with a focus on the fundamental importance of ‘preserving or, where possible, enhancing the historic environment’

Archaeology

5.77. In respect of archaeology, GMAAS were consulted prior to the submission of the application to request their feedback on the potential for impacts on this as a result of the Proposed Development.

- 5.78. GMAAS provided correspondence on 27 May 2024 which confirmed that upon checking their records, there is no archaeological interest at the Site and an archaeological assessment is not required in support of the planning application. It concluded that further consideration of archaeological matters is not required.

Heritage

- 5.79. In consideration of the Site's proximity to the Withington Conservation Area and Listed Buildings, as described in Section 2, a Heritage Statement is submitted in support of the application to assess the impact of the Proposed Development on the historic environment.
- 5.80. The Heritage Statement confirms the Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. However the Withington Conservation Area abuts the north and west boundaries of the Site.
- 5.81. The Heritage Statement assesses the impact from two key heritage viewpoints from the north and northwest. It concludes that while some impact is expected, the impact is assessed as having "less than substantial harm"(at the lower end).
- 5.82. As such Paragraph 202 of the NPPF is triggered, which states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The public benefits are summarised within Section 6 of this Statement.
- 5.83. It is considered that the public benefits derived from the Proposed Development outweigh the small number of instances of less than substantial harm (at the lower end).

Traffic and Transport

Relevant policies and guidance:
Development Plan • Places for Everyone Policy JP-C1 – An Integrated Network • Places for Everyone Policy JP-C3 – Public Transport • Places for Everyone Policy JP-C5 Streets for All • Places for Everyone Policy JP-C6 – Walking and Cycling • Core Strategy Policy CC5 – Transport • Core Strategy Policy T1 – Sustainable Transport • Core Strategy Policy T2 – Accessible Areas of Opportunity and Needs • Core Strategy Policy DM1 – Development Management Other Planning Policy and Guidance • NPPF (2024) • City Centre Transport Strategy to 2040

- 5.84. The existing site currently comprises occupied clinical facilities at The Christie Hospital. The Christie's car and cycle parking needs are managed holistically across the estate, utilising surface car parks, multi-storey car parks, and cycle storage facilities. The Proposed Development does not remove any existing car or cycle parking at the Christie.

- 5.85. The Proposed Development facilitates the decant of other facilities and transfer of existing staff from within the Christie Estate. 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.
- 5.86. The Christie Hospital, including the existing building, benefits 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/from the Site. The Green Travel Plan outlines a target of 60% of staff using sustainable travel by 2030.
- 5.87. The Green Travel Plan reports that baseline surveys undertaken in 2013 indicated that approximately 35% of staff commuted via sustainable travel. Further surveys from 2016 indicated that approximately 43% of staff commute via sustainable travel, an increase in 8% over three years. Annual travel surveys have shown that the number of staff travelling via sustainable modes increased to approximately 46% in 2019 and 47% in 2022. Therefore, there has been an overall increase in the uptake of sustainable modes of travel of 12% in nine years since the 2013 baseline survey.
- 5.88. 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. A Travel Plan is submitted in support of this application, which details further measures proposed to be implemented to encourage uptake of sustainable modes of transport for the Proposed Development. Progress against the Green Travel Plan will continue to be monitored at the Christie.
- 5.89. Should planning permission be granted for the Proposed Development, the period of construction from site set up to completion is likely to run over 12 months. A Construction and Environmental Management Plan (CEMP) has been submitted which provides details of measures to ensure that the impacts of construction vehicles to and from the site are minimised as much as possible, such as:
- Defined hours of operation;
 - Access and egress for vehicles will be via manned gates following a one way system to avoid reversing. There is a concern that queues might form on Palatine Road into the multi storey car park and to avoid construction traffic adding to this congestion, the option to reverse the traffic flow from Wilmslow Road to Palatine Road may be taken; and
 - During construction, staff and visitors involved in the Northern Pathology Department construction can use parking and welfare facilities at The Grange (owned by The Christie Hospital). This should provide sufficient parking for all project personnel.
- 5.90. In consideration of the above and the implementation of suitable mitigation during the construction process, it is considered that the Proposed Development would not have an unacceptable impact on highways, parking or highways safety.

Environmental Considerations

Relevant policies and guidance:

Development Plan

- Places for Everyone Policy JP-C1 – An Integrated Network
- Places for Everyone Policy JP-C3 – Public Transport
- Places for Everyone Policy JP-C5 Streets for All
- Places for Everyone Policy JP-G2 – Green Infrastructure Network
- Places for Everyone Policy JP-G6 Urban Greenspace
- Places for Everyone Policy JP-G8 A net Enhancement of Biodiversity and Geodiversity
- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN15 – Biodiversity and Geological Conservation
- Core Strategy Policy EN16 – Air Quality
- Core Strategy Policy EN17 – Water Quality
- Core Strategy Policy EN18 – Contaminated Land and Ground Stability
- Core Strategy Policy DM1
- Saved UDP Policy DC26.1 and DC26.5 – Development and Noise

Other Planning Policy and Guidance

- NPPF (2024)
- PPS25
- Manchester's Green and Blue Infrastructure Strategy (2018 updated in 2022)
- Manchester's Guide to Development SPDs
- Manchester Climate Change Framework 2020 - 2025.
- GMCA Design Guidance for Net Zero (2025)
- GMCA Low Carbon Heat Guidance (2025)
- GMCA Submission guidance for Places for Everyone policies JP-S2 and JP-S3

Noise and Vibrations

- 5.91. The Proposed Development includes an element of plant space located centrally on the roof of, stepped back from the façade. This plant equipment on the roof will also be insulated with acoustic screening to mitigate against any impact on the existing and proposed uses at the Christie and the neighbouring community.
- 5.92. Regarding vehicle movements and car parking, the proposals comprise replacement accommodation and will not materially impact the volume of patients visiting the main Christie Hospital. As such, there are no envisaged increases in traffic and parking at the Christie Withington campus for this area of work, and therefore no greater than negligible operational traffic noise impacts are anticipated.
- 5.93. An Acoustic Planning Report is submitted in support of this application, which sets out the representative background noise levels measured during the survey and noise levels for which the proposed plant equipment should not exceed.
- 5.94. Specific measures to avoid and minimise any potential adverse noise and vibration effects during the construction of the Proposed Development are outlined within the Construction Environment Management Plan (CEMP), prepared by Renaker and submitted as part of the planning application.

Air Quality

- 5.95. In line with Core Strategy Policy EN16, an Air Quality Assessment prepared by Hoare Lea has been submitted in support of this Application which assess the impact of the Proposed Development in relation to air quality during both the construction phase and operational phase.
- 5.96. The Site is not located within any Manchester Air Quality Management Area and is approximately 260m south of the closest section of the AQMA covering the B5093.
- 5.97. The CEMP outlines the measures proposed to take place during the construction phase, to mitigate the impacts of dust and pollutants. Renaker recommend the development and implementation of a Dust Management Plan (DMP), which may include measures to control other emissions. Furthermore, it is recommended that all dust and air quality complaints are recorded, as well as any exceptional incidents which cause additional dust and air emissions.
- 5.98. During operation, no net change in trips to and from the wider Christie Estate in Withington are forecast as a result of the Proposed Development and it is not anticipated to result in any material change in travel patterns. As such, there will be no material change to the existing baseline conditions during operation as a result of the trips to the Proposed Development.
- 5.99. The proposed energy strategy for the Proposed Development is all electric, utilising zero-emission technologies with no combustion sources. It is proposed that energy will be delivered by a combination of Air Source Heat Pumps (ASHP) located centrally on the roof, as well as Photovoltaic array occupying approximately 120m² of roof space.
- 5.100. As no combustion sources are proposed for the primary energy supply to the Proposed Development, no local air quality impacts are anticipated.

Flood Risk and Drainage

- 5.101. Core Strategy Policy EN14 notes that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SuDS) and the appropriate use of green infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.

Flood Risk Assessment

- 5.102. Based on the Environmental Agencies flood map, the Site is located within Flood Zone 1 and therefore has a low risk from flooding from rivers and seas, with less than 0.1% annual exceedance probability and so in accordance with the NPPF's Flood Risk Vulnerability and Flood Zone Compatibility table, the Site is suitable for any development. Furthermore, neither a sequential nor exception test is required as a part of this Flood Risk Assessment.

Drainage

- 5.103. The exact configuration and nature of the drainage is to be determined at the detailed design stage and agreed through the discharge of a planning conditions prior to the commencement of development. An Outline Drainage Strategy has been prepared by DeSimone in support of the planning application to provide outline information about the drainage design for the Proposed Development.
- 5.104. The proposed foul network is to discharge to the main private sewer via below ground waste pipe gravity connections. The foul drainage will connect into the existing private foul system to the south of the development which in turn discharges to the United Utilities sewer in Wilmslow Road.

- 5.105. With regards to surface water drainage, surface water runoff from the proposed developable area will discharge to an existing culvert identified in proximity to the site. This approach aligns with the drainage discharge hierarchy and is in accordance with the Lead Local Flood Authority's (LLFA) guidance, prioritising discharge to a watercourse where feasible. The proposed discharge rate has been limited to 5 l/s, in accordance with the Local Flood Risk Management Strategy.
- 5.106. A new drainage connection is proposed to the existing buried culvert located to the west of the Site. A confirmatory CCTV survey will be undertaken to verify the culvert's condition and establish invert levels. The proposed discharge point will form part of an ordinary watercourse consent application and will be subject to final approval by the relevant authority.
- 5.107. To manage flows exceeding the allowable discharge rate, surface water will be managed through a combination of SuDS, including rain gardens, raised planters, and geocellular storage systems. Due to significant constraints posed by existing underground utilities within the site, opportunities for further SuDS features are limited.
- 5.108. An Assessment has therefore been undertaken to determine the necessary attenuation volume for the Proposed Development, aiding in the evaluation of suitable sustainable drainage systems, the results of which are detailed within the Outline Drainage Strategy.
- 5.109. Based upon the above the Proposed Development is considered to be wholly in compliance with the Development Plan and NPPF with regards to Flood Risk and Drainage.

Ecology and Biodiversity

- 5.98. Core Strategy Policy EN9 highlights that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. It continues by stating that the Council will seek to protect existing street trees and promote new planting.
- 5.99. Places for Everyone Plan Policies JP-G6 and JP-G7 emphasises on the importance of securing urban green space in improving residents' quality of life and increasing provision of street trees within urban areas.
- 5.100. Places for Everyone (2024) Policy JP-G7 (Trees and Woodland) mandates that developments resulting in the loss of existing trees must propose the replacement of two new trees for every tree that is removed. Where it is not possible to comply with this ratio, other measures that would also enhance the character and quality of the treescape and biodiversity of the surrounding area is suggested.
- 5.101. The Proposed Development includes a high-quality area of public realm fronting onto Wilmslow Road, as well as along the northwestern boundary of the Site.
- 5.102. The Applicant has worked hard to ensure that the as many of the existing trees could be retained as part of the Proposed Development as possible. Detailed analysis and investigation has therefore taken place in consultation between the Applicant and Tyler Grange to establish the suitability for retaining these trees. This included:
- An assessment of tree significance, quality and associated root protection areas.
 - A review of the approximate basement location below the existing building to establish the existing trees proximity and impact of excavation.
 - Proposed implications for the construction of the Proposed Development.

- 5.103. The above investigations, as shown in the drawings contained in the Arboricultural Impact Assessment and Design and Access Statement submitted in support of the application, evidence that the proposed building foundations negatively impact the existing trees and roots. As such, it was determined that five of the existing trees would not be suitable for retention. However, all Category B trees will be able to be retained on Site, subject to suitable pruning.
- 5.104. A table detailing the quality and species of the trees to be removed is shown at Table 4.2 of this Statement. Further information is available within the Arboricultural Impact Assessment and Method Statement as prepared by Tyler Grange and submitted alongside this application.
- 5.105. To mitigate against this impact, ten new trees as well as areas of mixed native understorey planting will be provided on the Site. Seven new trees will be planted in the vicinity of those lost and three street trees will be planted along Wilmslow Road, with all new trees proposed to be planted in the ground.
- 5.106. As noted within the 'Landscape' section of this Statement, the proposed landscaping strategy results in a 1:2 replacement ratio, demonstrating compliance with PFE Policy JP-G7.
- 5.107. 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.
- 5.108. The new tree planting will respond positively to the treescape and improve the overall species and structural diversity of green infrastructure in this location. The planting along Wilmslow Road also offer enhancement to the street scene where tree cover is currently lacking.
- 5.109. 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, columnar canopy shapes which will allow for the natural development of their tree canopy volumes.
- 5.110. The overall landscape design and species will reflect the high-quality palette and aesthetics of the recently installed green infrastructure of the Paterson Building, and proposed landscaping of the adjacent ASICD development, ensuring that a cohesive green frontage to Wilmslow Road is created.
- 5.111. An Ecological Impact Assessment, including a Biodiversity Net Gain Assessment, has been prepared by Tyler Grange and is submitted in support of the application. This evidences that the Proposed Development will deliver a biodiversity net gain of 24.06% in habitat units, and 21.50% in hedgerow units, in compliance with national planning policy and legislation.
- 5.112. A Green and Blue Infrastructure Statement is submitted in support of the planning application to evidence how the Proposed Development addresses Manchester's Green and Blue Infrastructure Strategy (2022).
- 5.113. Based upon the above the Proposed Development is considered to be wholly in compliance with the Development Plan and NPPF with regards to Ecology and Biodiversity.

Ground Conditions

- 5.114. Paragraph 196 of the NPPF and Core Strategy Policy EN18 requires that planning policies and decisions should ensure that sites are suitable for any proposed use by taking account of ground conditions and risks arising from land instability and contamination
- 5.115. Compliant with Paragraph 196 of the NPPF and Core Strategy Policy EN18 (Contaminated Land and Ground Stability), a Geotechnical and Geoenvironmental Desk Study accompanies the planning application, outlining potential contamination and ground gas mitigation strategies.

- 5.116. The Geotechnical and Geo-environmental Desk Study concludes that the Site is likely to comprise of Made Ground composed of material associated with the current land use, overlying Till. The main geotechnical risks identified in the study include unconfirmed ground conditions, due to a lack of existing ground investigation information and variable Made Ground.
- 5.117. The Desk Study recommends that the following measures are implemented to ensure safe and considerate construction on Site:
- Hand dug trial pits around the north and western perimeter;
 - Groundwater monitoring installations to characterise the groundwater regime underground.
- 5.118. To support the construction phase method statement, a quantified risk assessment, following Environment Agency Land Contamination: Risk Management (LCRM) guidance, is also required.
- 5.119. It is recommended that a Condition is applied, should planning permission be granted, requesting agreement to intrusive site investigations, and agreement to a remediation strategy, if required, prior to any ground works.

Microclimate Considerations

Daylight, Sunlight and Overshadowing

Relevant policies and guidance:
Development Plan • Core Strategy Policy DM1 – Development Management Other Planning Policy and Guidance • Building Research Establishments Ltd “Site Layout Planning for Daylight and Sunlight” (2002)

- 5.120. A Daylight and Sunlight Review prepared by GIA has been submitted alongside this application and is in accordance with the Building Research Establishment’s publication “Site layout planning for daylight and sunlight. A guide to good practice” (2002) (BRE guidelines).
- 5.121. It considered the implications the Proposed Development will have on the neighbouring residential properties given the increase in the height of development on the Site, as described in Section 4 of this Statement. In operation, the Site is proposed to be three storey, with the inclusion of a centrally located plant space on the roof.
- 5.122. The report concludes that, with the Proposed Development in operation, all neighbouring residential properties will continue to meet BRE daylight and sunlight guidelines. Therefore, the Proposed Development will not significantly impact daylight or sunlight amenity and is considered acceptable.
- 5.123. Based upon the above the Proposed Development is considered to be consistent with the requirements of the Development Plan and NPPF with regards to daylight and sunlight.

Other Considerations

Relevant policies and guidance:

Development Plan

- Places for Everyone Policy JP-C1 – An Integrated Network
- Places for Everyone Policy JP-S5 Clean Air
- Core Strategy Policy DM1 - Development Management
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy CC1 – Primary Development Focus: City Centre and Fringe
- Core Strategy Policy CC5 – Transport
- Core Strategy Policy C10 – A Place for Everyone
- Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
- Core Strategy Policy EN19 – Waste

Other Planning Policy and Guidance

- NPPF (2024)
- GD04 Waste Storage and Collection Guidance for New Developments
- Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021.

Waste

- 5.124. MCC has prepared a Waste Storage and Collection Guidance Note (GD04) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 5.125. The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:
- An estimated storage area for the waste produced by the development, including F&B and retail uses;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.
- 5.126. Core Strategy Policy EN19 requires all developers to demonstrate the proposals consistency with the principles of the waste hierarchy.
- 5.127. An Operational Waste Management Strategy has been prepared by WSP and submitted in support of this planning application. It is anticipated that the submitted Operational Waste Management Strategy will be listed as an approved document and the Proposed Development will be operated in full accordance with it.
- 5.128. The strategy proposes that waste is segregated at source into refuse, dry mixed recycling (DMR), cardboard packaging, clinical waste, and food waste.
- 5.129. Waste will be taken directly by staff to the external bin compound located to the rear of the building. From here, a collection will take place in order to move the waste to the Christie's main external waste compound located to the north of the Christie Estate.
- 5.130. Refuge vehicles will then collect waste from the external storage compound utilising the existing one-way road system, entering from Palatine Road and exiting on to Wilmslow Road.

- 5.131. Storage and collection of waste at the Christie is undertaken for the estate as a whole at the Christie's central storage compound. The supporting documentation evidence that there is adequate provision for the storage of waste from the Proposed Development at the Christie and suitable arrangement are in place for the recycling of waste in accordance with guidance.
- 5.132. The strategy concludes that the quantity of waste arising from the operation of the Proposed Development can be managed in alignment with the Christie Hospital's established waste management arrangements.

Construction Management

- 5.133. A CEMP has been prepared by Renaker and is submitted in support of this planning application.
- 5.134. It provides details of the proposed site establishment and associated temporary impacts on local infrastructure. It sets out the proposed construction vehicle routing strategy, details concerning the type of construction vehicles required to serve the Site daily, and operating procedures to be employed at the Site to help mitigate the impact of development. Clear routes and procedures are outlined that will be adhered to at all times as a means of limiting the effect of construction, including with regards to traffic congestion, air quality impacts associated dust and vehicle emissions, noise, hours of operation and site security.
- 5.135. The current proposal is for construction to commence in the 4th Quarter of 2025 with an approximate construction period of 12 months.
- 5.136. Construction will be limited to the following hours:
- Monday – Friday: 7.30am to 6.00pm (Noise to be minimal for the first hour)
 - Saturday: 8.30am to 2.00pm
 - Sunday and Bank Holidays: No work
- 5.137. No work will occur outside of these hours without prior written consent from MCC.
- 5.138. Renaker will develop a construction waste recycling and disposal plan. Daily skip collections are anticipated, with monthly reports tracking landfill diversion and recycling rates.
- 5.139. The Applicant recognises the difficulties that on-street contractor parking can cause in the surrounding area. Construction workers are therefore to be encouraged to travel to the site by sustainable modes of transport where appropriate. However, during construction staff and visitors involved in the Northern Pathology Department construction can use parking and welfare facilities at The Grange (owned by The Christie Hospital) which will provide sufficient parking for all project personnel.
- 5.140. The contractor's personnel will rigorously enforce against on-street parking, with regular patrols of the local area. It will be made clear during procurement and at site induction that parking in the Controlled Parking Zone or surrounding area is not acceptable, with failure to comply leading to sanctions against individuals involved, which could culminate in a ban from the Site.
- 5.141. In summary, the construction of the Proposed Development is not considered to lead to unacceptable impacts and will comply with relevant policies and guidance.

Summary

- 5.142. This section of the report provides a summary of how the Proposed Development has been comprehensively assessed in relation to the Development Plan and other material considerations in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004). This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of other technical reports. It concludes that the Proposed Development is in accordance

with the Development Plan when read as a whole and is further supported overall by other relevant material considerations.

6. Public Benefits

6.1. This Section sets out the economic, social, environmental and heritage benefits of the Proposed Development.

Public Benefit		Assessment
Economic		
	A viable use of an brownfield Site	The building currently situated on the Site was originally erected as a temporary structure and has reached the end of its operational life. The Proposed Development will enable the construction of a new, purpose-built pathology facility that reflects The Christie's commitment to enhancing both clinical functionality and architectural aesthetics—particularly along the Wilmslow Road frontage, where the Trust aims to create a more welcoming and cohesive healthcare campus. The redevelopment is wholly in line with Manchester's Net Zero agenda.
	Supporting the Healthcare economy and Manchester's economic growth	In line with local and national policy, the Proposed Development will assist in improving the function of the Christie Hospital. Improvements to the wider Christie Estate will ultimately result in patients in Greater Manchester and the wider Region being able to access the latest and most effective treatments, in addition to new experimental treatments.
	Support employment opportunities	There will be no loss of employment as a result of the Proposed Development, as the pathology facilities will comprise a relocation from elsewhere in the Christie Hospital Estate. Employment Opportunities will be created during the construction and phase and the Applicant has committed to working with the MCC Work and Skills Team to maximise the opportunities for local people.

Public Benefit		Assessment
Environmental		
	Sustainable development	The redevelopment of the Site is by its nature sustainable development. It repurposes a brownfield site that currently houses a temporary building that has reached the end of its operational life. The redevelopment of the Site will avoid wider greenfield development. The design eliminates fossil fuel reliance for heating and hot water, and its accessible location promotes sustainable transport choices. Incorporating PV cells, ASHP's, urban trees and other sustainability measures, the scheme significantly reduces its carbon footprint and enhances biodiversity, aligning with the NPPF's emphasis on sustainable development (paragraphs 7-14) and brownfield land use (paragraph 125c), Manchester's "Great Outdoors" strategy (2015-25) and Manchester's Net Zero agenda.
	Biodiversity Net Gains	The Biodiversity Net-Gain Assessment, conducted by Tyler Grange and Green, demonstrates that the Proposed Development will deliver a quantifiable benefit to biodiversity, resulting in an overall net gain of 24.06% in habitat units, and 21.50% in hedgerow units at the Christie. This positive outcome underscores the development's commitment to enhancing ecological value and contributing to a more sustainable environment.
Social		
	Improved Facilities at a Pioneering Cancer Treatment Facility	The existing pathology services, located in Blocks 19 and 20, are not only outdated in terms of infrastructure, but also spatially inadequate, consisting of a fragmented layout of small rooms that do not align with modern laboratory design standards. The space limitations and inefficiencies hinder workflow, collaboration, and the integration of new technologies that are essential for high-volume and high-precision diagnostic services. The Proposed Development will enable improvements to the function and offering at the Christie through the co-location of key pathology services, which will to significantly increase sample throughput and turnaround times, all without the need to increase staffing levels. The Proposed Development provides a distinctive design that adds interest to Wilmslow Road and uses high-quality and durable

Public Benefit		Assessment
		materials. It is considered that the Proposed Development will continue to enhance the regeneration of this area, thereby making a positive contribution to overall local character and distinctiveness, and in turn, the settings of the nearby assets
	A valued and integrated part of South Manchester	The Christie Hospital is a pioneer in cancer treatment, research and education in the UK and globally. The work undertaken is of critical importance and has driven more efficient treatments and more effective approaches to the prevention and early detection of cancer. Ultimately, this means that patients in Greater Manchester and the wider Region are able to access the latest and most effective treatments, in addition to new experimental treatments. Through proactive community engagement, responsible building management, and a strong emphasis on minimising local impact, the Christie Hospital remains a valued and integrated part of the local community.
	Provision of a new high-quality landscaping to create a sense of 'place'	The Proposed Development includes a high-quality area of public realm fronting onto Wilmslow Road. It also includes the retention of all Category B trees on Site as well as the provision of ten new trees on-site alongside planting. This will significantly improve the tree cover on-site and in the local area. The Proposed Development will deliver a biodiversity net gain of 24.06% in habitat units, and 21.50% in hedgerow units at the Christie.
	Continued activation of the Wilmslow Road street frontage	The temporary building previously occupying the Site was of poor architectural quality, and did not enhance the character of the area or The materiality and style of the Proposed Development is influenced by the wider Christie Hospital Estate and mirrors elements from the ASICD, a new, cutting-edge imaging centre that has already received successful planning approval, to ensure a unified appearance, helping to maintain the established material palette of this section of the Christie Estate to reinforce a strong identity. The Proposed Development create a welcoming and coherent approach particularly along the Wilmslow Road frontage, in order to create a more welcoming and cohesive healthcare campus.

Public Benefit		Assessment
	Inclusive and Accessible	A key design intention of the Proposed Development is to deliver a design which is inclusive and ensures that all staff can move effectively around the Proposed Development. This is particularly pertinent considering the nature of the proposed clinical use. The Proposed Development prioritises universal accessibility, incorporating design features that cater to individuals with mobility impairments. The corridor widths internally are in line with Health Building Note 00-04 'guidance in high traffic areas', in order to ensure ease of access and manoeuvrability for trolleys and staff with varying degrees of mobility. The Proposed Development has been designed to ensure compliance with Part M of the Building Regulations throughout. Furthermore, the Site benefits from a highly accessible and sustainable location with a range of multi-modal public transport options.

7. Summary and Conclusions

- 7.1. This Planning Statement is submitted in support of an application by the Northern Pathology Developments Limited 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.
- 7.2. The Christie Hospital is a pioneer in cancer treatment, research and education in the UK and globally. The work undertaken is of critical importance and has driven more efficient treatments and more effective approaches to the prevention and early detection of cancer. Ultimately, this means that patients in Greater Manchester and the wider Region are able to access the latest and most effective treatments, in addition to new experimental treatments.
- 7.3. The Applicant however acknowledges that to deliver high quality patient experience and maintain their reputation for providing world class facilities and treatments, they must invest in improvements to obsolete parts of the Christie Estate.
- 7.4. Currently, the existing pathology services are located in Blocks 19 and 20, part of the older and increasingly obsolete section of the estate. These facilities are not only outdated in terms of infrastructure, but also spatially inadequate, consisting of a fragmented layout of small rooms that do not align with modern laboratory design standards. The space limitations and inefficiencies hinder workflow, collaboration, and the integration of new technologies that are essential for high-volume and high-precision diagnostic services. As part of a broader Christie Estate redevelopment strategy, these blocks are scheduled for demolition to make way for a new, cutting-edge imaging centre, a project that has already received successful planning approval.
- 7.5. The Proposed Development has been carefully designed to meet the evolving needs of pathology services. It will feature large, open-plan laboratory spaces and the layout will optimise workflow efficiency through thoughtful spatial planning, with co-located service areas that encourage interdepartmental collaboration. The design prioritises natural light, ventilation, and modern building systems to create a safe, sustainable, and comfortable working environment.
- 7.6. Once operational, the Proposed Development is expected to significantly increase sample throughput and turnaround times, all without the need to increase staffing levels. This efficiency gain will be achieved through improved layout, process automation, and streamlined service delivery, ultimately contributing to better patient outcomes and a more resilient healthcare system.
- 7.7. Critically, the Proposed Development will not create any material additional volume of patients and staff on the main Withington site and will not therefore lead to any material net increase in traffic and parking at the Christie.
- 7.8. The Proposed Development has evolved through consultation with MCC Planning Officers, GMAAS, GMP, and Ward Councillors and the local community (via the Christie Neighbourhood Forum and subsequent public engagement) and presents the optimum and highest quality solution to deliver the Applicant's functional requirements.
- 7.9. The proposal provides three storeys of occupiable space and has been designed to present a strong frontage to Wilmslow Road, protect residential amenity and it is not of a scale or location that will impact on the Conservation Area; aligning to the key design principles within the Christie SPF.

- 7.10. The element of set-back plant located on the roof is necessary to meet the functional requirement of the building's operations, and also to deliver an all-electric and therefore highly sustainable building. To mitigate the visual impact of the proposed rooftop plant, it is set back as far as possible from the principal three storey façade and designed to be secondary to the main elevation. It has been architecturally and acoustically screened and therefore is fully integrated into the design of the building.
- 7.11. The Applicant has worked hard, with widespread input from a tree specialist, to explore every single opportunity to try and retain the ten existing trees located within the Site boundary. The analysis within the AIA provides evidence that retention is not feasible due to the impacts of construction.
- 7.12. As such, it is proposed that five out of ten existing trees would be removed, ensuring that all Category B trees are retained. Six new trees as well as areas of mixed native understorey planting will be provided on the Site. Four new trees will be planted in the vicinity of those lost and two street trees will be planting in the pavement along Wilmslow Road. All trees will be subject to long term monitoring and maintenance.
- 7.13. The Applicant recognises that construction processes can sometimes be disruptive to local residents and has submitted CEMP to demonstrate how these issues will be addressed.
- 7.14. Overall, it has been demonstrated that the Proposed Development accords with the Development Plan when considered as a whole and is supported by other relevant material considerations. As such it merits the support of the Local Planning Authority.



Important notice

This report has been prepared Northern Pathology Development Ltd 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 and the Chapter authors and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than Northern Pathology Developments Ltd is entitled to rely on the report for any purpose whatsoever and thus Deloitte and the consultants 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 Ltd 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 and the Consultants cannot guarantee its accuracy. Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NWE 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 NWE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.