

08 August 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO David Lawless

Dear David,

Northern Pathology Development, Christie Hospital Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for the redevelopment of the existing temporary Derek Crowther Building (Block 29), on Wilmslow Road to build a new Pathology Development with integrated clinical facilities (the “Proposed Development”) at the Christie Hospital (the “Christie”) in Withington, Manchester.

The Applicant is Northern Pathology Developments Limited (the “Applicant”).

The Application Site

The Application Site (the “Site”) comprises land to the northeast of the existing Christie estate. 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. The Site is currently occupied by a temporary building that hosts clinical and non-clinical facilities associated with the Christie. The total site area is 0.16ha.

The existing temporary building located on the Site is not fit for purpose and has reached the end of its operational life. 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.

The Proposed Development

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The Proposed Development will support the ongoing operation of the Christie, as it seeks to deliver accommodation to meet current and future functional needs of the Applicant. It will provide a new Pathology Development facilitating the relocation of existing pathology services currently held within Blocks 19 and 20. These existing facilities are not only outdated in terms of infrastructure, but also spatially inadequate, consisting of a fragmented layout of small rooms that do not align with modern laboratory design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. 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.

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. 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. To the rear of the Proposed Development, a bin store, Vacuum insulated evaporator ('VIE') tank, and extended lay-by is proposed.

The Proposed Development will make a positive contribution to cancer care in Manchester, the Region and the wider UK, contributing positively to the health and wellbeing of residents and the economy more widely.

The description of development as stated on the Application Form for Full Planning Permission is as follows:

"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"

Existing Temporary Building

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.

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.

Application Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals. The following supporting information is prepared in accordance with Manchester City Council's Validation Checklist (2018) and agreed with Manchester City Council Planning Officers on 28 July 2025.

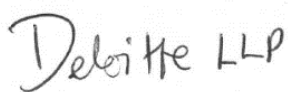
Document	Technical Consultant
Application Forms and Notices	Deloitte LLP
Application Site Boundary & Location Plan	Day Architectural
Existing and Proposed Site Plans	Day Architectural
Application Drawings, including proposed floorplans, existing and proposed elevations and sections, and public realm plans	Day Architectural
Supporting Planning Statement	Deloitte
Blue and Green Infrastructure Statement	Deloitte
Design and Access Statement	Day Architectural
Construction and Environmental Management Plan	Renaker
Environmental Standards Statement (inc. Sustainability Statement)	Hoare Lea
Energy Statement (inc. GMCA Net Zero Guidance Proforma)	DSSR
Statement of Consultation	Deloitte
GMAAS Correspondence (confirming no Desktop Assessment required)	GMAAS
Heritage Statement	Deloitte
Transport Statement	WSP
Green Travel Plan	WSP

Document	Technical Consultant
Waste Management and Servicing Strategy (inc. MCC Waste Management Proforma)	WSP
Local Employment and Benefits Proposal (Construction Phase Only)	Renaker
Crime Impact Statement	Greater Manchester Police
Geotechnical and Geoenvironmental Desk Study	Mott MacDonald
Air Quality Assessment	Hoare Lea
Drainage Strategy	DeSimone
Acoustic Planning Report	Sandy Brown
Ecology and Bat Survey (inc. Biodiversity Net Gain Assessment)	Tyler Grange
Biodiversity Net Gain Calculation	Tyler Grange
Arboricultural Impact Assessment	Tyler Grange
Daylight and Sunlight Assessment	GIA
Material Sample Programme	Renaker / The Applicant

The application has been submitted on the Planning Portal with reference: PP-14105845. The associated fee of £13,420.00 has been paid via Planning Portal.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Charlotte Maynard (0113 292 1640 / cpmaynard@deloitte.co.uk).

Yours sincerely



Deloitte LLP