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Christie Advanced Scanning and Imaging Centre Development (CASICD)

Planning Statement

October 2023

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1 Introduction

1.0 This Planning Statement (the "Statement") is submitted in support of an application for Full Planning Permission for the redevelopment of the existing Block 19 and 20 building, and part of the Block 21 building on Wilmslow Road to build a new Advanced Scanning and Imaging Centre (the "Proposed Development") at the Christie Hospital ("the Christie") in Withington, Manchester.

1.1 The Applicant is The Christie NHS Foundation Trust (the "Applicant").

The Christie NHS Foundation Trust

1.2 The Applicant is a pioneer in cancer treatment, research and education in the UK and globally and 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.

1.3 The unique Partnership between the Applicant, the University of Manchester and Cancer Research UK, known as the Manchester Cancer Research Centre (MCRC), has acted to make a considerable contribution to advanced cancer treatment on a global scale.

1.4 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.

1.5 The Christie serves a population of over 3.2 million people across Greater Manchester and Cheshire, and with more than a quarter of patients coming from elsewhere in the UK. Currently, the Christie supports and treats more than 60,000 patients each year and as a result of its facilities and research capabilities[1].

1.6 The maintenance of first-class equipment and estate is essential if the Applicant is to deliver the very best care to its patients and retain its status as an accredited Comprehensive Cancer Centre. The ambition of this project is to provide an upgraded radiology service at the Christie, appropriately configured and right sized to deliver the highest standards in radiological care to improve patient outcomes and experiences.

Proposed Development

1.7 The Proposed Development will provide a new Advanced Scanning & Imaging Centre at the Ground Floor. This is a relocation of the existing imaging unit which does not currently meet the Applicant's patient experience requirements in relation to the patient flows, quality of the environment or patient privacy and dignity as well as being unsuitable for some of the modern state of the art scanners.

1.8 Relocating the facility will also provide critical links to clinical services and medical experts located within the Paterson Building and the adjacent hospital buildings which will further contribute to improved patient experience, efficiencies and overall outcomes. The existing unit also contains three computerised tomography (CT) scanners that are nearing the end of their lifespan and the proposals will accommodate new state of the art scanners and imaging systems alongside improved waiting and consultation accommodation and staff facilities.

[1] The Christie NHS Foundation Trust, A profile of The Christie, 2023.

1.9 The upper floors will provide replacement ward accommodation, ready to accommodate the necessary decant of facilities from elsewhere at the Christie Withington estate which are approaching the end of their operational life. Including this space in the current construction programme will also avoid the need for any separate major construction programme to accommodate this in the future over a live hospital environment. Consequently, it can be confirmed that there will be no material net increase in ward bedspaces or visitor numbers, nor consequently any increase in traffic and car parking at the Christie Withington Campus.

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

Description of Development

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

"Demolition with associated redevelopment of the existing Block 19 and 20 building (Holt Entrance) and part of Block 21 on Wilmslow Road for a new Advanced Scanning and Imaging Centre and associated clinical accommodation (Use Class C2), landscaping and other associated works."

Pre-application Discussion

1.12 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.

1.13 The Proposed Development was first introduced at the Christie Neighbourhood Forum on 17 January 2023, and discussed in more detail on 9 May 2023. Detailed proposals for the Proposed Development were subsequently presented and discussed at the Neighbourhood Forum meeting on 19 September 2023.

1.14 Briefing information has been issued to Local Councillors for each of the following Wards in association with each of the Neighbourhood Forum meetings:

- Didsbury East;
- Didsbury West;
- Old Moat; and
- Withington.

1.15 Meetings with the LPA took place as follows:

- 12 April 2023 - to discuss the principle of the Proposed Development;
- 21 August 2023 - to present emerging designs for the Proposed Development; and,
- 8 September 2023 - 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.

1.16 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

1.17 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 6 August 2023:

- Application Form and Notices – prepared by Deloitte LLP;
- Site 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;
- Outline Demolition and Construction Management Plan (Outline DCMP), prepared by IHP, the building contractor selected through the P23 procurement process;
- Outline Construction Traffic Management Plan, prepared by WSP;
- Environmental Standards Statement, prepared by Hoare Lea;
- Energy Statement, prepared by Hoare Lea;
- Blue and Green Infrastructure Statement, prepared by Deloitte LLP;
- Statement of Consultation, prepared by Deloitte LLP;
- Letter of Comfort that no Archaeology Desktop Assessment is required, prepared by GMAAS;
- Heritage Statement, prepared by Deloitte LLP;
- Transport Statement, prepared by WSP;
- 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 the IHP;
- Security Needs Assessment, prepared by GMP;
- Geotechnical and Geoenvironmental Desk Study, prepared by Mott MacDonald;
- Air Quality Assessment, prepared by Hoare Lea;
- Outline Drainage Strategy, prepared Mott MacDonald;
- Planning Noise 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;
- TV Reception Survey, prepared by GTech Surveys Limited;
- Broadband Connectivity Assessment, prepared by GTech Surveys Limited; and

- Asbestos Refurbishment and Demolition Survey, prepared by iES.

Structure of the Planning Statement

1.18 The remainder of this Statement is structured as follows:

- Section 2 provides a full description of the site in context.
- Section 3 provides a description of the Proposed Development.
- Section 4 sets out the relevant planning policy and material considerations, pertinent to the planning assessment of the proposals.
- Section 5 accordingly provides an assessment of the Proposed Development against relevant planning policy and material considerations; and.
- Section 6 summarises the case for the grant of planning permission based on the planning assessment and associated evidence provided as part of this planning application.

2 The Site

2.1 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

2.2 The site comprises the existing Block 19 and 20 building and part of Block 21 of the Christie Hospital in Withington, which is currently occupied by clinical and non-clinical facilities. The total site area is 0.3 hectares.

2.3 The existing building, as shown in Figure 2.1 below, comprises a principally red brick and stone façade, rising from two storeys to the north of the Site to three storeys towards the Holt Entrance and three-storey tail of the Paterson Building. An area of enclosed plant occupies part of the roof, set-back from the façade edge.

2.4 A glazed entrance foyer marks the Holt Entrance into the Christie Hospital from Wilmslow Road, with the main façade of the existing building set-back from Wilmslow Road by an area of landscaping comprising of eight trees and several raised planters and planting beds.

2.5 The existing building is not fit for purpose as existing and does not positively contribute to the appearance or activation along Wilmslow Road. Redevelopment provides an important opportunity for the Applicant to enhance patient experience, efficiencies and overall outcomes in addition to also improving the operational sustainability of their estate, supporting the drive to zero carbon.

Figure 2.1: Existing Wilmslow Road Elevation



Site Context

2.6 The site is located to the northeast of the Christie Hospital estate on land bounded by part of the hospital to the north, connecting directly into the wider estate to the west, with the recently completed Paterson Building bordering the site to the south. Wilmslow Road

borders the site immediately to the east, which includes a partially segregated cycle lane and a bus stop along Wilmslow Road (positioned to the north of the site).

2.7 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.

2.8 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.

2.9 Withington Dental Care Centre and Manchester Muslim Preparatory School, the latter with associated playgrounds and surface car parking, lie to the east of the site. The Manchester Cancer Research Centre lies to the south of Cotton Lane.

Transport and Access

2.10 The site fronts onto Wilmslow Road, whilst the western extent of the wider Christie Estate is also bound by Palatine Road; both key arterial routes through South Manchester. The site therefore enjoys a high level of accessibility.

2.11 The site is served by a wide range of sustainable modes of transport, and it is easily accessible on foot. Services and amenities within the wider area are mostly accessible via walking.

2.12 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.

2.13 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.

2.14 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

2.15 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.

2.16 The Manchester City Council Strategic Flood Risk Assessment (SFRA) indicates that the site is located in the Didsbury Critical Drainage Area.

Ecology

2.17 It is recognised that the site is heavily constrained regarding green infrastructure and ecology, given its landlocked nature and presence of the existing buildings; however, there is a small area of landscaping along Wilmslow Road, which includes trees, planters and shrubbery.

2.18 An Ecological Impact Assessment, which includes an ‘extended’ Phase 1 UK Habitat Classification Survey and Preliminary Bat Roost Survey prepared by Tyler Grange, is submitted in support of this application.

2.19 The Survey found that the site is comprised of previously developed land, including an existing clinical building, hardstanding and introduced planting (negligible ecological importance) and eight 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.

2.20 No bat roosts were recorded during an initial ground-level assessment of the building within the site, and the built structures are considered generally unsuitable for bats and no further surveys are required. It was identified that there is potential for birds to nest within areas of scrub and scattered trees within the site.

2.21 An Arboricultural Impact Assessment prepared by Tyler Grange is also submitted in support of this application. This identifies that the eight existing trees on-site are comprised of a mixture of semi to early mature ash and cherry specimens. Six trees are surveyed as Category C (low arboricultural value), whilst two trees are assessed as Category B (moderate arboricultural value). One category C tree (T1) has evidence of disease and uplift.

Ground Conditions and Asbestos

2.22 A Geotechnical and Geo-environmental Desk Study has been undertaken for the site and indicates that it is underlain sequentially by predominantly made ground, glacial devensian till, and the Wilmslow sandstone formation bedrock.

2.23 Following consideration of historical maps, previous adjacent ground investigations and the geo-environmental desk study, no contamination source of potential significance has been identified and if present, any contamination is likely to be very minor (in terms of concentration and nature and highly localised).

2.24 The Desk Study recommends that cable percussion boreholes with rotary follow-on is undertaken on-site to fully determine the stratigraphy and characteristics of the strata, including the depth to sandstone bedrock. It is proposed to initially undertake this investigation in the verge/pavement along Wilmslow Road. Groundwater and ground gas monitoring installations are also recommended.

2.25 The existing buildings on-site are understood to contain asbestos. An Asbestos Refurbishment and Demolition Survey is therefore submitted in support of this application.

Heritage

2.26 The site is not located within a Conservation Area and there are no listed buildings immediately adjacent to the site; however, the Withington Conservation Area is located only circa 50m to the north.

2.27 There are three Grade II Listed Buildings in close proximity to the site comprising: Red Lion Inn (circa 100m from the Site); the Milestone adjacent to Withington Fire Station (circa 150m from the site), and the Church of St Paul (circa 250m from the site). 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

2.28 A planning history search for the site has been undertaken using Manchester City Council's Public Access system. The results of the search have indicated that there have been no relevant Planning Permissions in the last five years on the site.

2.29 The site is located immediately to the north of the Paterson Building, which achieved Planning Permission in September 2019 (Ref: 123748/FO/2019) for the erection of a part 3,

part 7, and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment. The Paterson Building recently reached practical completion in Q1 2023.

3 Proposed Development

The Proposed Development

3.1 The Proposed Development comprises the demolition of the existing Block 19 and 20 building and part of Block 21, and redevelopment to provide a clinical building (Use Class C2) accommodating a new Advanced Scanning and Imaging Centre, ward accommodation, and plant equipment. The Proposed Development also includes improvement to the public realm along Wilmslow Road.

3.2 It comprises the following floorspace:

- Net Internal Area (NIA): 5,200 sq.m;
- Gross Internal Area (GIA): 9,420 sq.m; and
- Gross External Area (GEA): 10,124 sq.m.

Layout and Massing

3.3 The building has been designed to be read principally as a three-storey mass, with additional levels of plant space above and set back from the face of the building.

3.4 The new Advanced Scanning and Imaging Centre is proposed to occupy the Ground Floor. Levels 1 and 2 are proposed to comprise ward accommodation, providing ready space to accommodate the decant of facilities from elsewhere at the Christie in Withington; facilities that are approaching the end of their operational life and do not meet the Applicant's requirements. Patients will visit the site as part of their diagnosis and for those having x-ray radiotherapy. It is a key function of the Christie and the new development is a fundamental part of the Applicant's care offering.

3.5 The proposed clinical uses require a significant amount of plant equipment which have been assessed and identified as only suitable to be in a fully enclosed level of plant with further equipment on the roof, appropriately screened. Plant equipment at Level 3 and the roof level have been set-back from the façade edge and fully enclosed and 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.

3.6 Two stair cores are proposed to rise to five storeys, comprising one set to the south-eastern extent of the floorplan away from the façade edge and a further stair core providing an architectural bookend to the north.

3.7 The proposed internal Ground Floor level has been lowered from the existing floor level by 500mm to both soften the building's impact on Wilmslow Road and provide level access to adjoining buildings - a design intention made only more pertinent by the nature of the use of the Proposed Development. Floor to floor heights have also been dictated by plant access and maintenance height constraints.

Design and Materiality

3.8 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. 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.

3.9 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.

3.10 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 3.1 below.

Figure 3.1: CGI of the Proposed Development when viewed along Wilmslow Road



3.11 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 has also been carefully designed angle to discourage nesting.

3.12 The façade design responds to the architectural language and elevational treatment of other new high-quality clinical buildings at the Christie, including the adjacent Paterson Building. It has been designed to integrate successfully with the scale of the adjacent three-storey elevation of the Paterson Building and associated soffit.

3.13 The resultant design maximises natural light deep into the floorplan, including through the use of two internal courtyards and a main entrance leading from Wilmslow Road, designed as an atrium.

3.14 The three-storey element of the façade and the five-storey stair cores are intended to be read as the principal elevations for the Proposed Development and thus the choice of materiality has been an important consideration to ensure a high-quality solution.

3.15 A multi-buff brick with light mortar is proposed to provide a picture frame around the window reveals. Through a process of design development following a pre-application

meeting with the LPA, the brick picture frame has been reduced from the original design to deliver a proportional façade design that is not top heavy. Anodised aluminium fins are proposed to be applied to the plinth and bay shroud alongside a curtain walling system with anodised aluminium panels to the Wilmslow Road and north stair core elevations.

3.16 The set back plant levels 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.

3.17 The north stair core helps to provide a considered and high-quality bookend to the Proposed Development. It screens the plant that also sits behind it from the approach from the north travelling south down Wilmslow Road and helps establish a strong identity for the approach to the Christie Hospital.

3.18 Anodised aluminium louvres are proposed on the north elevation to serve a functional requirement to enable ventilation from the enclosed plant equipment. These have been carefully designed to ensure they deliver an integrated design solution which works effectively for this façade.

3.19 The rear of the building is only visible from a small number of areas from within the Christie Estate, whilst the southern stair core is set to the back of the floorplate. Thus, these elements are proposed to comprise grey composite cladding systems with a metallic finish.

3.20 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.

Public Realm

3.21 The Proposed Development includes the provision of an improved area of public realm to the east of the building along Wilmslow Road.

3.22 It comprises the removal of all eight existing trees, seven of which are proposed to be relocated elsewhere close to the site. One existing tree has evidence of disease and is unsuitable for relocation. As such, an additional new tree is proposed to be planted elsewhere at the Christie estate. On-site, 16 new trees are proposed to be planted in the ground.

3.23 Corten steel borders with low level shrubbery and timber bench seating provide an attractive and green environment where people can dwell adjacent to the Proposed Development.

3.24 Directly adjacent to the façade of the Proposed Development is a strip of low-level planting bordered by a pin kerb, 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. This planting also serves to catch any water running off the building and allows for its re-use in a sustainable manner.

3.25 In addition, two internal courtyards with low-level shrubbery are proposed to bring natural daylight into the core of the building on the ground and first floor.

3.26 The proposed landscaping seeks to continue the language and materiality of the newly introduced public realm adjacent to the Paterson Building. The plant species will be carefully selected to match the existing species in the area.

The Inclusive Access

3.27 A key design intention of the Proposed Development is to deliver a design which is inclusive and ensures that all patients and staff can move effectively around the Proposed Development. This is particularly pertinent considering the nature of the proposed clinical use as a new Advanced Scanning and Imaging Centre.

3.28 To deliver this brief the existing building is proposed to be demolished as the existing building is unfit for refurbishment, including as a result of the existing space and floor to floor heights. Demolition and redevelopment also enables the building level to be lowered by 500mm to tie in with the existing floor levels in the adjacent buildings. A level threshold is proposed to be created to the external ground level by creating a slight gradient within the atrium.

3.29 The Proposed Development has been designed to ensure compliance with Part M of the Building Regulations throughout.

Pedestrian Access

3.30 As per the current building on the site, the main pedestrian entrance is from Wilmslow Road, whilst there is an existing vehicular pick-up and drop-off location at the Christie main entrance at Oak Road, which will continue to serve the Proposed Development.

Vehicle and Cycle Parking

3.31 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.

3.32 The Proposed Development facilitates the decant of other facilities and transfer of existing patients and staff from the Christie Withington estate to the Proposed Development. As such, and as discussed in further detail in the Transport Statement submitted in support of the planning application, no net change in trips to and from the wider Christie estate in Withington is forecast as a result of the Proposed Development and it is not anticipated to result in any material change in travel patterns.

3.33 The Proposed Development therefore does not necessitate the need for any on-site car or cycle parking. This is discussed further in Section 5.

The Waste Management and Servicing

3.34 The Proposed Development makes effective use of the existing waste storage and servicing arrangements at The Christie. Waste disposal hold rooms are proposed within the Proposed Development for interim storage.

3.35 The Christie's existing external waste compound, located to the north of the Christie along the servicing route, will be used to manage waste arising from the Proposed Development.

3.36 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.

4 Planning Policy & Material Considerations

4.1 This Section details the relevant documents that make up the Development Plan and material considerations, such as guidance and MCC strategic objectives. A detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within Section 5 of this Statement.

4.2 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".

4.3 Manchester City Council's Development Plan currently comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan (UDP) (2005);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

4.4 The following published policy, executive reports and guidance documents are material considerations relevant to the Proposed Development:

- National Planning Policy Framework (NPPF) 2023;
- The Christie Hospital Strategic Planning Framework (SPF) (2014);
- Guide to Development in Manchester Supplementary Planning Document (2007);
- Our Manchester Strategy 2016-2025; and
- Design for Access 2 (2003).

4.5 The Greater Manchester Places For Everyone Joint Development Plan (August 2023 Examination Stage) is also relevant as emerging planning policy.

Adopted Manchester Local Development Plan

Manchester Core Strategy (2012)

4.6 The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

4.7 The following policies have been considered as part of the assessment of the Proposed Development in Section 5 of this Statement and the key policies are outlined underneath.

- Policy SP 1 (Spatial Principles);
- Policy EC 1 (Employment and Economic Growth in Manchester);

- Policy EC 2 (Existing Employment Space);
- Policy EC 9 (South Manchester);
- Policy T 2 (Accessible areas of opportunity and need);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN 3 (Heritage);
- Policy EN 9 (Green Infrastructure);
- Policy EN14 (Flood Risk);
- Policy EN16 (Air Quality);
- Policy EN17 (Water Quality);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN 18 (Contaminated Land and Ground Stability); and
- Policy DM 1 (Development Management).

4.8 Policy SP1 (Spatial Principles) states that development in all parts of the City should be making a positive contribution to the health and wellbeing of residents.

4.9 Policy EC 9 (South Manchester) 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.

4.10 Policy EC1 (Employment and Economic Growth in Manchester) outlines the Council's clear support for other significant contributors to economic growth and productivity including health, whilst Policy EC2 (Existing Employment Space) states that the Council will seek to retain and enhance existing employment space and sites.

Saved Policies of the UDP (1995)

4.11 The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, several policies were saved on 11 July 2012 and remain extant.

4.12 UDP Saved Policy WB2 (Employment and Economic Development) states that in considering proposals for the expansion and/or redevelopment of major employment sites in the area, particularly the Christie Hospital on Wilmslow Road, the Council will have regard to the need to minimise any impact upon the environmental quality and character of the area, residential amenity, and traffic movements. This policy clearly supports expansion of the Christie, the importance of which is recognised.

4.13 Other Saved UDP Policies that are taken into consideration in the assessment in Section 5 are outlined below:

- Saved Policy DC26 (Development and Noise); and
- Saved Policy DC20 (Archaeology).

Material Considerations

NPPF (September 2023)

4.14 The Government is committed to a plan-led system of development control, which was given statutory force by Section 38(6) of the 2004 Planning and Compulsory Purchase Act. Where an adopted or approved development plan contains relevant policies, Section 38(6) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise.

4.15 The NPPF (2023) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate, and necessary to do so.

4.16 The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

4.17 The sections which hold the most pertinence to the proposals are discussed in the following paragraphs. The NPPF, however, has been considered throughout the full assessment, including the technical reports prepared for this application.

Achieving Sustainable Development

4.18 The NPPF articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth – making economic, environmental, and social progress for this and future generations. Members of the United Nations, including the United Kingdom, have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

4.19 The NPPF goes on to advise that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social, and environmental gains should be sought jointly and simultaneously.

4.20 Paragraph 10 of the NPPF outlines that a presumption in favour of sustainable development is at the heart of the Framework.

4.21 Paragraph 11 further clarifies that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, Planning Permission should be granted unless the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

4.22 Paragraph 19 confirms the government's commitment to ensure the planning system does everything in its power to support economic growth and not act as an impediment to it. Paragraph 20 requires local planning authorities to plan proactively to meet the development needs of business to support the modern economy, and Paragraph 21 emphasises that planning should not over-burden investment in business and should seek to address potential barriers to investment.

Promoting healthy and safe communities

4.23 Section 8 (Paragraphs 92 to 103) deals with building healthy, inclusive and safe places.

4.24 Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

4.25 Paragraph 95 states that in order to enable the faster delivery of public service infrastructure, including hospitals, local planning authorities should work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

The Christie SPF

4.26 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. It is a material consideration in the determination of future planning applications relating to the Christie's Withington Campus, albeit it is noted that the SPF is circa 9 years old and the context for the Site has since changed significantly since its inception.

4.27 The SPF identifies the Christie 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:

1. Preserve existing character of surrounding streets.
2. Maintain and enhance existing street frontages.
3. Establish suitable height parameters that respect existing heights within the surroundings.
4. Protect important street views that contribute to local character.
5. Ensure the setting of the Conservation Area and Grade II Listed Red Lion PH are not adversely impacted.
6. Protect residential amenity, privacy and security.

4.28 The Christie SPF identifies seven principal development zones with the Site falling largely within the Wilmslow Road development zone. Relevant text from the Christie SPF, concerning the Wilmslow Road frontage, is extracted below:

"The main Christie frontage comprises the original 1930s brick-built range at 2 storeys, with an additional storey modern clad extension floors. At the southern end of the range is a modern four storey brick building with a similarly clad upper storey. This results in a frontage of 4 storeys at the southern end of this frontage, falling to 2 storeys adjacent to the temporary buildings at the northern end. This northern end has not been extended above the original brick frontage and it is felt that an extension to provide a third storey above this would be appropriate here. The extension could be designed as a better-quality frontage than the modern cladding on the rest of this range. This would complement Withington Green and the surrounding frontages and would not compromise local character."

4.29 Text in the preceding paragraph of the document also states that: *"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."*

4.30 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.

Greater Manchester Places For Everyone Joint Development Plan (August 2021) - August 2023 Examination Stage

4.31 Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts.

4.32 The plan will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces. It will also ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.

4.33 The Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan Publication Plan, was considered at the Places for Everyone Joint Committee on July 20, 2021, and was subsequently approved by each of the nine districts for publication.

4.34 The Places for Everyone Joint Development Plan sets out 10 strategic objectives, including ensuring access to physical and social infrastructure and promoting the health and wellbeing of communities.

4.35 The vision for Greater Manchester as set out in the Plan is to "*make Greater Manchester one of the best places in the world to grow up, get on and grow old*", and goes on to state the ambition for a "*place where people live healthy lives and older people are valued*".

4.36 Draft Policy JP-P 6 (Health) states that improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including enabling the continued enhancement and successful operation of our hospitals.

4.37 The Places for Everyone Joint Development Plan Document was the subject of an independent examination, conducted by the Planning Inspectorate and examination hearings took place between November 2022 and July 2023. The Inspectors' letter published on 11 August 2023 confirms the outcome of the hearing sessions.

4.38 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stages of preparation; the extent of unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to this Framework. Whilst the Places for Everyone Joint Development Plan is not adopted it is at the final stage of consultation and so it is considered to carry some weight in the determination of planning applications.

Our Manchester Strategy 2016-25

4.39 The Our Manchester Strategy 2016-25 was adopted by MCC in January 2016 and sets the ambitions for the city for the next decade. The Strategy sets out a vision for Manchester to be in the topflight of world-class cities by 2025. This includes ensuring Manchester has a dynamic, and sustainable economy that draws on our distinctive strengths including science, whilst providing a place where residents from all backgrounds feel safe, can aspire, succeed, and live well.

4.40 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.

Design for Access 2 (2003)

4.41 The Design for Access Manual was published in January 2000, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.

4.42 The aim of Design for Access 2 is to provide guidance on best practice. However, it is acknowledged that it may not always be possible to meet all the standards. Design principles that will help to achieve accessible development that are relevant to the Proposed Development include the approach taken to developing inclusive design, the key issues and difficulties of the scheme, and the sources of advice and guidance used.

4.43 MCC has agreed a hierarchy of road users, which prioritises the needs of pedestrians and disabled people, cyclists, public transport, and finally other users. This hierarchy should be respected in the design and layout of all new developments.

4.44 The Design for Access Manual provides further details and design standards for external areas and for within buildings.

5 Assessment

5.1 This Section identifies the relevant planning policy and the key site-specific planning considerations relevant to the determination of the planning application.

Proposed Land Use

Relevant policies, material considerations and guidance:

Development Plan

- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EC1 – Employment and Economic Growth in Manchester
- Core Strategy Policy EC 9 - South Manchester
- UDP Saved Policy WB2 - Employment and Economic Development

Other Planning Policy and Guidance:

- NPPF (2023)
- Places for Everyone Plan Draft Policy JP-P 6 (Health)
- The Christie SPF (2014)

5.2 As demonstrated in the earlier sections of this Statement, the proposed land use is consistent with the already establish uses on the site and the wider Christie Estate, and fully accords with the Development Plan and other material considerations. The latter includes paragraph 95 of the NPPF which states 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.

5.3 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 Section 1 of this Statement.

Scale and Massing

Relevant policies, material considerations and guidance:

Development Plan

- Core Strategy Policy DM1 - Development Management
- UDP Saved Policy WB2 - Employment and Economic Development

Other Planning Policy and Guidance:

- NPPF (2023)
- The Christie SPF (2014)

5.4 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, it will not result in any effects on residential amenity once built and occupied.

5.5 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 on the Conservation Area and nearby Listed Buildings.

5.6 As explained in Section 3 of this document, additional levels of set-back plant are necessary to meet the functional requirement of the building's operations, and will support the delivery of a ground-breaking all electric, 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 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 and submitted in support of this application.

5.7 The building has been designed to tie in seamlessly to the levels of the adjacent hospital buildings and will therefore also improve the accessibility and functionality of the estate to improve efficiency, patient experience and patient outcomes. Additionally, the architect has worked on the floor-to-floor heights between storeys to optimise the scale of the proposed building.

5.8 In summary, the Proposed Development has been designed to be read principally as a three-storey mass, with levels of plant above set-back as secondary to the façade, and addresses the principal issues raised within the 2014 SPF. It continues the scale of the adjacent three-storey elevation of the Paterson Building to create a consistent scale along Wilmslow Road, whilst the five-storey stair core provides an architectural bookend to the Proposed Development to the north.

Design and Materiality

Relevant policies, material considerations and guidance:

Development Plan

- Core Strategy Policy EN1 - Design Principles and Strategic Character Areas
- Core Strategy DM1 (Development Management)
- UDP Saved Policy WB2 - Employment and Economic Development

Other Planning Policy and Guidance:

- NPPF (2023)
- The Christie SPF (2014)
- Design for Access 2 (2003)

5.9 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.

5.10 The existing 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, whilst it has been assessed as unsuitable for adaption to meet the Applicant's brief. It is therefore proposed for demolition.

5.11 The Proposed Development provides 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.

5.12 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 including the adjacent Paterson Building. The design provides a solution which ensures the three-storey elevation is read as the primary elevation, with the plant level and screening above being read as secondary through being set-back from this key elevation and through careful massing, materiality and colouration.

5.13 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. Further information on the design approach and proposed materiality is contained in Section 3 of this Report.

5.14 The quality of the proposed design and how this has responded to the local and city-wide context is explained 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.

5.15 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 and for MCC to view and agree the content of a mock-up sample panel on-site.

Highways and Parking

Relevant policies, material considerations and guidance:

Development Plan

- Core Strategy Policy T2 - Accessible Areas of Opportunity and Need
- UDP Saved Policy WB2 - Employment and Economic Development

Other Planning Policy and Guidance:

- NPPF (2023)
- The Christie SPF (2014)

5.16 The site currently comprises occupied clinical accommodation at the Christie Hospital. 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. The Proposed Development does not remove any existing car or cycle parking at the Christie.

5.17 The Proposed Development facilitates the decant of other facilities and transfer of existing patients and staff from the Christie Withington estate to the Proposed Development. Regarding the decant space left behind, it is envisaged that it will re-provide the back of house space that is currently provided in the existing buildings on and around the Withington site.

5.18 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.

5.19 The Christie Hospital, including the existing building, benefit from an existing Green Travel Plan. This details existing staff travel patterns at the Christie and outlines measures and initiatives which encourage sustainable and active travel to/from the Site. The Green Travel Plan outlines a target of 60% of staff using sustainable travel by 2030.

5.20 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.

5.21 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.

5.22 It is acknowledged that some informal pick-up and drop-offs currently take place along Wilmslow Road at present. The Applicant is committed to mitigating against this through their wider site management, and through further communication to encourage visitors to use the existing pick-up and drop-off location at the Oak Road Entrance. The Christie staff are able to help with mobility or wheelchair access to help visitors and patients dropped off at Oak Road to access the Site.

5.23 The Applicant and the transport consultants (WSP) are also working in consultation with Manchester City Council Highways and Transport for Greater Manchester, to assess options for a formal pick-up and drop-off location near to the site in response to comments received from the Christie Neighbourhood Forum concerning the effectiveness of existing informal arrangements. It is however considered that these conversations should be de-coupled from the assessment of the Proposed Development in light that they are existing issues not those that are consequential from the proposals.

5.24 Should planning permission be granted for the Proposed Development, the period of construction from site set up to completion is likely to run over 25 months. An Outline Construction Traffic Management Plan (CTMP) has been submitted which provides details of the potential impact of demolition and construction works on the highway infrastructure as summarised below:

- Temporary closure or relocation of the existing northbound bus stop on Wilmslow Road adjacent to the building;
- Temporary stop up of a section of cycleway and footway to the west of the carriageway on Wilmslow Road, in front of the existing building;
- Temporary stop-up of the current pedestrian crossing on the northern arm of the junction of Wilmslow Road / Cotton Lane; and
- Use of appropriate wayfinding and signage is in place to advise alternative route.

5.25 The Outline DCMP submitted in support of the planning application also outlines measures to ensure that the impacts of construction vehicles to and from the site are minimised as much as possible for example with the use of just-in-time deliveries, defined hours of operation, supervision of deliveries by a banksman, and use of left-in left-out arrangement for site access and egress.

5.26 It is expected that a condition be applied to the consent to request agreement to a Detailed DCMP prior to commencement of works. This will draw from lessons learnt on previous projects and providing details of proposed measures to control and limit any potential impacts on local amenity, such as noise and air quality. This will also include details of proposed site set-up and a strategy for the management of construction vehicle parking to seek to avoid any impact of on-street parking from construction vehicles.

5.27 In consideration of the above and the implementation of suitable mitigation during the demolition and construction process, it is considered that the Proposed Development would not have an unacceptable impact on highways, parking or highways safety.

Effects on Local Environment and Amenity

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN16 – Air Quality
- Core Strategy Policy EN17 – Water Quality
- Core Strategy Policy EN19 – Waste
- UDP Citywide Development Control Saved Policy 26 - Noise and Vibration

Other Planning Policy and Guidance:

- NPPF Chapter 12 - Achieving well-designed places
- Planning and Noise Technical Guidance (October 2022)
- Air Quality and Planning Technical Guidance (August 2022)
- Guide to Development SPD 2007 - Energy Efficiency
- NPPF (2023)
- The Christie SPF (2014)

Noise and Vibration

5.28 The Proposed Development includes levels of plant space above the principle three-storey elevation. This includes a fully enclosed level of plant equipment, which will be suitably acoustically insulated. Further 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.

5.29 Regarding vehicle movements and car parking, the proposals comprise replacement accommodation and will not materially impact the volume of patients visiting the main Withington site. 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.

5.30 A Planning Noise 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.

5.31 Specific measures to avoid and minimise any potential adverse noise and vibration effects during the construction of the Proposed Development are outlined within the Outline DCMP, prepared by IHP and submitted as part of the planning application.

Air Quality

5.32 The site is not located within any Manchester Air Quality Management Area and is approximately 250 m south of the closest section of the AQMA covering the B5093.

5.33 An Air Quality Assessment of the Proposed Development has been undertaken by Hoare Lea and considers dust effects during the construction phase and the air quality impacts during the operational phase.

5.34 Construction related air quality impact is expected to occur, this would result in a temporary negative effect to air quality. However, with the effective implementation of recommended mitigation measures to be defined through a Detailed DCMP, the residual effects of the construction phase on air quality are considered to be negligible.

5.35 During operation, 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. As such, there will be no material change to the existing baseline conditions during operation as a result of trips to the Proposed Development.

5.36 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 at roof level and Water-to-Water Heat Pumps (WWHP) located in the Level 3 plantroom. There will be two 2,500 kVA backup generators installed upon the roof of the Proposed Development, which will only be routinely operational for testing purposes, which will only occur for one hour per month.

5.37 As no combustion sources are proposed for the primary energy supply to the Proposed Development, no local air quality impacts are anticipated.

Daylight, Sunlight and Overshadowing

5.38 The Proposed Development comprises an increase in the height of development on the Site, as described in section 3 of this Statement.

5.39 The nearest buildings to the Site comprise the Withington Dental Care Centre and the playground of the Manchester Muslim Preparatory School, at circa 30m from the northern extent of the Site. The Proposed Development will not impact on the sunlight, daylight or overshadowing to these receptors given the minor increase in the scale and the separation distance.

5.40 There are no windows of any nearby residential properties that would be affected by the Proposed Developed.

5.41 Overall, the distance to nearby sensitive receptors means that there is not expected to be any material impact on the daylight, sunlight or overshadowing within the adjoining area, as a consequence of the Proposed Developed.

TV and Broadband

5.42 A Television and Radio Reception Impact Assessment has been undertaken by GTech Surveys Limited to determine the potential effects on the local reception of television and radio broadcast services from the Proposed Development.

5.43 The Proposed Development is not expected to cause any interference to the reception of digital satellite television services. In addition, it is unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode VHF(FM) radio signals.

5.44 The Proposed Development may cause some minor disruption to the reception of Digital Terrestrial Television(DTT) services in areas to the immediate southeast of the site. In this area, the massing and final built form of the Proposed Development could reduce signal propagation, resulting in interference. Antenna betterment should restore DTT reception if interference occurs.

5.45 Therefore, a condition should be included in the planning permission which states that, where television signal reception problems are identified within one month of the practical completion of the development, a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception.

Waste and Servicing

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy DM1 – Development Management

Relevant policies and guidance:

- Core Strategy Policy EN19 – Waste

Other Planning Policy and Guidance:

- GD04 Waste Storage and Collection Guidance for New Developments
- Greater Manchester Draft Policy JP-S 7

5.46 A Waste Management and Servicing Strategy prepared by WSP is submitted in support of the application and details how operational waste will be dealt with in accordance with the Manchester City Council's GD04 Waste Storage and Collection Guidance for New Developments document (Version 6, September 2017).

5.47 The strategy proposes that waste is segregated at source into refuse, dry mixed recycling (DMR), cardboard packaging, clinical waste, and food waste.

5.48 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.

Demolition and Construction Management

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN16 – Air Quality
- UDP Citywide Development Control Saved Policy 26 (Noise and Vibration)

Other Planning Policy and Guidance:

- Planning and Noise Technical Guidance (October 2022)
- Air Quality and Planning Technical Guidance (August 2022)

5.49 An Outline DCMP has been prepared by IHP and is submitted in support of this planning application.

5.50 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.

5.51 Demolition works are proposed to commence in January 2025 and construction works are scheduled to complete in September 2026.

5.52 Hours of working will be restricted to the following times:

- Monday to Friday: 08:00 to 18:00;
- Saturday 08:30 to 14:00; and
- Sunday and Bank Holidays: No work.

5.53 There are occasional activities where it will be necessary to work outside of the above stated working hours as shown in the Outline DCMP. Prior to any proposed extended hours

of working, the contractor will contact MCC to agree times and dates for those activities. Once approved, the Applicant will ensure that communications are sent out to the local community and relevant stakeholders in good time (usually two weeks' notice).

5.54 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.

5.55 It is expected that a condition be applied to the consent to request agreement to a Detailed DCMP prior to commencement of works. This will include a Contractor Parking Strategy which will specify locations for parking for construction vehicles to mitigate against any impacts to local residents and businesses from on-street parking. 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.

5.56 In summary, the construction of the Proposed Development is not considered to lead to unacceptable impacts and will comply with relevant policies and guidance.

Designing Out Crime

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy DM1 – Development Management

Other Planning Policy and Guidance:

- NPPF Chapter 8 – Promoting healthy and safe communities
- MCC Guide to Development

5.57 This 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.

5.58 The planning application is supported by a Security Needs Assessment 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.

5.59 It provides a number of Design for Security recommendations from GM Police, which are responded to within the Design and Access Statement, prepared by DAY Architectural Ltd and submitted in support of this application.

5.60 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 Security Needs Assessment. Written confirmation of a Secured by Design accreditation should then be required within six months of occupation.

Ground Conditions

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy EN18 – Contaminated Land and Ground Stability
- Core Strategy Policy DM1 – Development Management

Other Planning Policy and Guidance:

- NPPF Chapter 15 - Conserving and enhancing the natural environment

Relevant policies and guidance:

- Manchester City Council Contaminated Land Strategy - 2020 to 2025
- Planning & Contaminated Land Technical Guidance (February 2021)

5.61 A Geotechnical and Geo-environmental Desk Study has been undertaken for the site based on historical maps and previous adjacent ground investigations. It indicates that there are no contamination sources of potential significance that are likely to be present, but recommends that cable percussion boreholes with rotary follow-on is undertaken on-site to fully determine the stratigraphy and characteristics of the strata, including the depth to sandstone bedrock. It is proposed to initially undertake this investigation in the verge/pavement along Wilmslow Road. Groundwater and ground gas monitoring installations are also recommended.

5.62 The existing buildings on-site are also understood to contain asbestos. An Asbestos Refurbishment and Demolition Survey is submitted in support of this application.

5.63 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.

Impact on Historic Environment and Archaeology

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy EN3 – Heritage
- Core Strategy Policy DM1 – Development Management
- Saved UDP Policy DC20 – Archaeology

Other Planning Policy and Guidance:

- NPPF (2023)
- Advice Note 4
- The Christie SPF (2014)
- MCC Guide to Development

5.64 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.

5.65 The Heritage Statement assesses the impact from two key heritage viewpoints from the north. It concludes that while some impact is expected, the impact is assessed as having less than substantial harm. 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 below:

- The existing building is not fit for purpose as existing or through adaption and requires significant 'backlog' maintenance. The Proposed Development will support the redevelopment of the Site, as it seeks to deliver accommodation to meet the current and future functional needs of the Applicant and to improve operational sustainability across their estate supporting the drive to net zero carbon.
- It will enable improvements to the function and offering at the Christie through the delivery of a new Advanced Scanning and Imaging Centre and associated clinical facilities. Relocating the facility will provide critical links to clinical services and medical experts located within the Paterson Building and the adjacent hospital

buildings, which will further contribute to improved patient experience and overall outcomes.

- A key design intention of the Proposed Development is to deliver a design which is inclusive and ensures that all patients and staff can move effectively around the Proposed Development. This is particularly pertinent considering the nature of the proposed clinical use as a new Advanced Scanning and Imaging Centre.
- The Proposed Development includes a high-quality area of public realm fronting onto Wilmslow Road. It includes the relocation of seven out of eight existing trees near to the Site and planting of 17 new trees, significantly improving the tree cover on-site and in the local area and delivering a biodiversity net gain of 21.47% at the Christie.
- The Proposed Development provides a distinctive design that adds interest to Wilmslow Road and uses high-quality and durable 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.

5.66 In light of the above, it is considered that the public benefits derived from the Proposed Development outweigh the small number of instances of *less than substantial* harm.

5.67 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.

5.68 GMAAS provided correspondence on 30 August 2023 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.

Public Realm, Ecology and Biodiversity Net Gain

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN15 – Biodiversity and Geological Conservation

Other Planning Policy and Guidance:

- NPPF Chapter 15
- Manchester Green and Blue Infrastructure Strategy (2022)
- Places for Everyone Plan

5.69 The Proposed Development includes a high-quality area of public realm fronting onto Wilmslow Road.

5.70 The Applicant has worked hard to ensure that the starting point for the Proposed Development and associated landscaping was to retain the eight existing trees on-site. Detailed analysis and investigation has therefore taken place in consultation with IHP 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.
- Extent of demolition / excavation required for development.

5.71 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 not only would the proposed building foundations negatively impact the existing trees and roots, so too would the excavation of the existing building and basement. As such, it was determined that the existing trees would not be suitable for retention.

5.72 To mitigate against the impact, seven of the existing trees on the Site are proposed to be relocated in advance of the commencement of construction to an area near to the Site, with the preference being to relocate these trees to the east of Wilmslow Road to maximise the tree cover along this street scene. This is subject to separate agreements with the landowner. One of the trees proposed for removal presents evidence of disease and uplift and is not considered suitable for relocation. A new tree is therefore proposed elsewhere at the Christie estate to mitigate. All relocated trees will be subject to long term monitoring and maintenance. Should they ultimately not thrive in their new locations, then there is a commitment to provide further compensatory replacement trees.

5.73 To ensure that the Site then also delivers a green corridor along Wilmslow Road, 16 new trees are proposed within an area of landscaping adjacent to the building entrance which will also include areas of external seating.

5.74 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 21.47% at the Christie in compliance with relevant and emerging national planning policy and legislation.

5.75 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).

5.76 It is recommended that a Condition is applied to the subsequent consent requesting final landscaping details, species and materiality prior to occupation.

Flood Risk and Drainage

Relevant policies and guidance:

Development Plan:

- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN17 – Water Quality
- Core Strategy Policy DM1 – Development Management

Other Planning Policy and Guidance:

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding, and coastal change

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5.77 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 Mott MacDonald in support of the planning application to provide outline information about the drainage design for the Proposed Development.

5.78 It is proposed that the foul water would discharge to the 450mm diameter public combined sewer within Wilmslow Road located to the east of the proposed development at an unrestricted rate, as per the existing scenario.

5.79 With regards to surface water drainage, it is proposed that the Proposed Development would also drain into the above sewer. A pre-development enquiry was submitted to United Utilities, who requested that any agreed rate does not exceed 5l/s.

5.80 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.

6 Summary and Conclusions

6.1 This Statement is submitted in support of an application by the Christie NHS Foundation Trust for Full Planning Permission for demolition with associated redevelopment of the existing Block 19 and 20 building, and part of the Block 21 building on Wilmslow Road to build a new Advanced Scanning and Imaging Centre at the Christie in Withington, Manchester.

6.2 The Applicant 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.

6.3 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 their estate.

6.4 The existing building is not fit for purpose as existing or through adaption and requires significant 'backlog' maintenance. The Proposed Development will support the redevelopment of the Site, as it seeks to deliver accommodation to meet the current and future functional needs of the Applicant and to improve operational sustainability across their estate supporting the drive to net zero carbon.

6.5 It comprises a new Advanced Scanning and Imaging Centre and associated clinical facilities. This is a relocation of the existing imaging unit which does not currently meet the Applicant's patient experience requirements in relation to patient flows, is not suitable for the latest imaging equipment, quality of the environment or patient privacy and dignity.

6.6 Relocating the facility will provide critical links to clinical services and medical experts located within the Paterson Building and the adjacent hospital buildings, which will further contribute to improved patient experience and overall outcomes.

6.7 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.

6.8 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 presents the optimum and highest quality solution to deliver the Applicant's functional requirements.

6.9 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.

6.10 The additional levels of set-back plant are necessary to meet the functional requirement of the building's operations, and also to deliver a ground-breaking 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 screened and therefore is fully integrated into the design of the building. The stair core and architectural bookshelf end to

the Proposed Development acts to further screen the levels of plant from the northern approach whilst also providing necessary access to roof level and further space for plant equipment.

6.11 The Applicant has worked hard, with widespread input from a tree specialist, to explore every single opportunity to try and retain the eight existing trees located in the landscaped area immediately to the east of the existing building. The analysis provides evidence that retention is not feasible due to the impacts of construction and given the extent of required pile caps.

6.12 As such, it is proposed that seven out of eight of the existing trees would be relocated to another area near to the Site, with the preference for the area on the east of Wilmslow Road, adjacent to the Manchester Cancer Research Centre; subject to separate agreements. One of the trees on the site is of poor quality and unable to be retained or relocated. All relocated trees will be subject to long term monitoring and maintenance. Should they ultimately not thrive in their new locations, then there is a commitment to provide further compensatory replacement trees.

6.13 To ensure that the Site then also delivers a green corridor along Wilmslow Road, 16 new trees are proposed within an area of landscaping adjacent to the building entrance which will also include areas of external seating. An additional tree is proposed elsewhere at the Christie Hospital to further improve the estate's tree coverage and biodiversity.

6.14 The Applicant recognises that construction processes can sometimes be disruptive to local residents and has submitted an Outline DCMP to demonstrate how these issues will be addressed. In addition, a Detailed DCMP will be prepared in accordance with planning conditions should planning permission be granted. This will draw from lessons learnt on previous projects and provide details of proposed measures to control and limit any potential impacts on local amenity, such as noise and air quality. This will also include details of proposed site set-up and a strategy for the management of construction vehicle parking to seek to avoid any impact of on-street parking from construction vehicles.

6.15 Overall, it has been demonstrated that the Proposed Development accords with the Development Plan when considered as a whole and appropriately addresses other relevant material considerations. As such it merits the support of the Local Planning Authority.

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