Deloitte.



Christie Advanced Scanning and Imaging Centre Development (CASICD)

Statement of Consultation

October 2023

Context

1	Introduction	2
2	Policy Context	4
3	Consultation Strategy and Response	6
4	Summary	12

1. Introduction

1.1. This Statement of Consultation (the "Statement") is submitted in support of an application 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 (the "Proposed Development") at the Christie Hospital ("the Christie") in Withington, Manchester.

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

1.3. The application proposals have been through a thorough process of pre-application stakeholder consultation and engagement.

1.4. The purpose of this Statement is to provide details of the consultation and engagement that has taken place together with details of the feedback received and the Applicant's reasoned responses explaining how that feedback has been addressed during the final preparation of the application proposals.

The Christie NHS Foundation Trust

1.5. 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.

1.6. 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.

1.7. 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.

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

1.9. 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.

The Site

1.10. The Application Site (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.

1.11. The Site is located to the northeast of the Christie Hospital estate. It is bound by part of the Christie Hospital to the north and west, with the recently completed Paterson Building bordering the Site to the south which rises to a maximum of ten storeys. 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).

1.12. The Christie is a major land use within the area. The surrounding area contains a range of uses but is largely low rise (2-3 storeys) residential in nature.

1.13. To the north of the Christie Hospital comprises local amenities, with retail units lining Wilmslow Road between the Site and the Grade II Red Lion pub. Beyond this, Wilmslow Road leads towards Withington District Centre.

1.14. To the east of the Site and Wilmslow Road comprises Withington Dental Care Centre and Manchester Muslim Preparatory School and associated playgrounds and surface car parking. The Manchester Cancer Research Centre is located to the south of Cotton Lane.

1.15. Please refer to the Site Location Plan submitted in support of this application.

Proposed Development

1.16. The Proposed Development comprises the demolition of the existing Block 19 and 20 building and part of Block 21. It 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.

1.17. 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.

1.18. 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.

1.19. Further details of the Proposed Development, its design and planning justification are provided within the Planning Statement submitted in support of the application.

Description of Development

1.20. 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."

Report Structure

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

- Chapter 2 – sets out the relevant planning requirements with reference to policy and other material considerations.
- Chapter 3 - provides details of the consultation undertaken and summarises the feedback received.
- Chapter 4 - summarises the key conclusions.

1.22. This Statement should be read in conjunction with the wider suite of documents submitted in support of this application, as listed within the accompanying Planning Statement. Those documents have been prepared in accordance with MCC Validation Checklist and agreed with MCC Planning Officers on 6 August 2023.

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

2. Policy Context

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

National

Localism Act

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

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

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

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

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

Where —

a) a person proposes to make an application for planning permission for the development of any land in England; and

b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

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

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

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

Publicity under subsection (2) must —

a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development; and

b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

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

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

National Planning Policy Framework (2023)

2.10. The Department for Communities and Local Government published the amended NPPF in September 2023. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

2.11. Paragraphs 38 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.

2.13. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.14. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in July 2021 following updates to the NPPF.

2.15. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.

2.16. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.

2.18. Appendix 1 of the SCI provides guidance on developer-led early engagement.

2.19. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

2.20. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.

2.21. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 4 of this Statement.

3. Engagement Strategy and Responses

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

Pre-application stakeholder engagement

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

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

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

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

MCC Local Planning Authority

3.5. The Proposed Development has been discussed extensively with the Local Planning Authority, including meetings held on 12 April 2023, 21 August 2023, and 8 September 2023.

3.6. An initial pre-application meeting took place with MCC Planning Officers on 12 April 2023, where the initial concept designs for the Proposed Development were presented alongside a proposed programme and approach to consultation.

3.7. The Local Planning Authority was supportive of the Proposed Development in principle, but highlighted the importance of ensuring that the need for the Proposed Development was clearly set out within the Planning Application; including the replacement ward space to replace other facilities across the hospital's estate, which would in turn be returned to back of house areas, thereby resulting in no net increase in patient or visitor numbers as a consequence of the Proposed Development. This need case is contained within the Supporting Planning Statement, prepared by Deloitte in support of this planning application and has been articulated as part of pre-application discussions with Ward Councillors, the Christie Neighbourhood Forum, and communications to local residents.

3.8. The need for engagement with local community representatives via the Christie Neighbourhood Forum was also highlighted as part of this meeting, subject to agreeing this approach with local Ward Councillors.

3.9. Following detailed design development, a further meeting took place with the Local Planning Authority on 21 August 2023 to provide an update on the design of the Proposed Development. A final pre-application meeting subsequently took place on 8 September 2023 to present the final design prior to the Christie Neighbourhood Forum meeting on 19 September and prior to the submission of the planning application.

3.10. Table 3.1 overleaf outlines the feedback received during these pre-application discussions and the how the Applicant has responded to these.

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

Local Planning Authority Comments	Applicant's Response
Design of Wilmslow Road elevation MCC requested a slight update to the design of the Wilmslow Road elevation to ensure that the ground floor is designed to have more prominence, with the soffit being brought to align to that on the adjacent three-storey elevation of the adjacent Paterson Building. They also thought that the masonry 'picture frame' was too heavy and dominant and requested that it is slimmed down.	The Architect subsequently reviewed the design of the Proposed Development, reducing the massing of the brick 'picture frame' whilst increasing the glazed plinth to the furthest extent possible with acknowledgement for the construction build-up. In addition, fins were added to the Wilmslow Road elevation in order to assist with solar shading and to connect with the verticality already presented along this frontage. The ground floor soffit has also been brought in line with that on the adjacent three-storey elevation of the Paterson Building. In addition, the planters in front of the Wilmslow Road façade have been reduced in height. Both design updates have acted to increase the height and prominence of the ground floor level. The revised proposals were presented and agreed in principle with the Local Planning Authority in the pre-application meeting on 8 September 2023.
Rationalisation of materiality to the north elevation MCC did not raise any concerns with the choice in materiality, but asked the Applicant to explore whether the materiality to the north elevation could be simplified.	The architect subsequently reviewed and rationalised the material palette on the north elevation, reducing the brick detailing and replacing with anodised aluminium to provide a consistent materials palette across this elevation. The revised proposals for the north elevation were presented and agreed in principle with the Local Planning Authority in the pre-application meeting on 8 September 2023.
Justification for Tree Retention / Removal The need to remove the existing eight trees on the Site was presented to MCC during the second pre-application meeting. MCC subsequently asked the Applicant to fully explore all potential options to retain the trees and only once proven not feasible will this be considered suitable.	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 (arboriculturist) 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. 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. To mitigate against the impact, seven of the existing trees on the Site are proposed to be relocated in advance of the

Local Planning Authority Comments	Applicant's Response
	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. In acknowledgement of the importance of ensuring a green street scene and to re-establish the tree cover on-site, 16 new trees are proposed to be located on-site alongside shrubs and planting. The landscape design and species will reflect the high-quality palette and aesthetics of the recently installed planters in front of the Paterson Building. The justification for the requirement to remove and relocate the existing trees was subsequently presented and agreed in principle with the Local Planning Authority in the pre-application meeting on 8 September 2023. In this subsequent meeting MCC requested that the new trees on-site be in the ground and not in planters. The architect has subsequently confirmed that the proposed trees are in fact proposed to be in the ground and unrestricted in this respect. The landscaped areas in which they are proposed to be located do not have bases to ensure optimum opportunities for tree growth and the services and drainage will be designed around the proposed tree positions.

Christie Neighbourhood Forum (including Ward Councillors)

3.11. The Christie Neighbourhood Forum was established in May 2012 to provide an opportunity for residents and elected representatives to engage and communicate directly with the Christie Executives about its role. The meeting provides a space for discussion in regard to the hospitals impact on the local community. The group is chaired by Councillor Andrew Simcock, with elected representatives from the four surrounding wards (Didsbury East, Didsbury West, Old Moat and Withington) being invited to attend alongside members of the local community.

3.12. Meetings are held both virtually through Microsoft Teams and in person at the Christie Hospital. In person meetings resumed in January 2023 following the pandemic. This ensures that the Forum is accessible to all and enables a wide variety of people to engage directly with the Christie Hospital representatives to provide their feedback.

3.13. The Proposed Development was first introduced at the concept stage at the Christie Neighbourhood Forum on 17 January 2023, where the Site and intention for the Proposed Development were raised.

3.14. The Proposed Development was subsequently discussed in more detail on 9 May 2023, with a discussion around the 'need case' for the Proposed Development and how it is proposed to tie in with the decant of other facilities at the Christie Hospital. The proposed programme for the submission of a planning application was also outlined.

3.15. Detailed proposals were subsequently discussed at the Neighbourhood Forum meeting on 19 September 2023 in advance of the submission of the planning application.

3.16. The purpose of these meetings in relation to the Proposed Development was to outline the emerging proposals, offer the local Ward Councillors, residents and business owners an opportunity to share their views. The feedback received during these Neighbourhood Forum meetings has been valuable and has directly informed the design progression of the Proposed Development.

3.17. Prior to the Christie Neighbourhood Forum meetings, briefing emails were issued to Ward Councillors to outline the proposals for discussion and seek agreement to the proposed approach and content. This approach has also enabled Councillors to develop a good understanding of the Proposed Development and points of discussion in advance of the Forum meetings.

3.18. Overall, Local Ward Councillors, residents and business owners consulted as part of the Christie Neighbourhood Forum were supportive of the proposals with positive discussions taking place in relation to specific elements of the Proposed Development that have helped to shape the final proposals submitted as part of this application.

3.19. Table 3.2 below outlines the feedback received during these pre-application discussions and the how the Applicant has responded to these.

Table 3.2: Christie Neighbourhood Forum Pre-application Consultation Feedback and Applicant's Response

Christie Neighbourhood Forum Comments	Applicant's Response
It was queried whether the Christie Hospital has the capacity for the Proposed Development, with particular consideration for parking.	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. As such, and as discussed in further detail in the Transport Statement submitted in support of the planning application, no net change in trips to and from the wider Christie estate in Withington is forecast as a result of the Proposed Development and it is not anticipated to result in any material change in travel patterns. The Christie Hospital, including the existing building, benefit from an existing Green Travel Plan. This details existing staff travel patterns at the Christie and outlines measures and initiatives which encourage sustainable and active travel to and from the Site. The Green Travel Plan outlines a target of 60% of staff using sustainable travel by 2030. The figures from the 2016 survey showed that 43% of staff commute via sustainable travel. This figure increased to 47% in 2022. The Green Travel Plan is evidently effective in continuing to increase the number of trips to the Christie by sustainable modes of travel and will encourage further uptake of sustainable modes of travel. In light of the above, it is considered that the Christie has capacity for the Proposed Development, including in relation to parking.
The importance of landscaping to the local community was expressed. An honest reflection of what is proposed on-site in the supporting CGI's will be important.	The Applicant acknowledges the important role that trees and landscaping play in providing a green street scene and an attractive environment for the local community and the Christie, as well as their benefits for carbon sequestration. As detailed in Table 3.1, the Applicant has worked hard to try and retain the existing trees, which has proven unfeasible. A tree relocation and planting strategy is proposed to mitigate against this impact and to provide a high-quality landscaped area to the front of the Proposed Development, which includes the planting of 16 new trees on-site alongside other soft landscaping and areas to sit and dwell. This is a significantly greater level of tree cover than existing. The Proposed Development is considered to provide a much-improved area of landscaping and public realm along Wilmslow Road, which continues the design of the landscaped area at the Paterson Building to ensure consistency. The proposed landscaping has been reflected honestly in the CGI's

Christie Neighbourhood Forum Comments	Applicant's Response
	contained in the Design and Access Statement, prepared by DAY Architectural Ltd.
Some questions were raised on whether the Proposed Development would lead to more people using Wilmslow Road to informally pick-up and drop-off visitors.	In response the Project Team have considered in detail the potential for a pick-up / drop-off location near to the Site, which ultimately has not proven feasible. Further information is contained under the Section below with regard to engagement with MCC Highways.
Reference was made for the need to link more to the northern continuation of Wilmslow Road and to create a better connection to the shops further up the street.	The Site does not immediately connect to the row of shops to the north and is separated by other clinical buildings and roads. Nonetheless, a key element of the design brief for the Proposed Development was to deliver as much an active and animated frontage as possible. This has been achieved through curtain wall glazing and high-quality landscaping. It is acknowledged that there are limitations to the level of active frontage that can be delivered with a Proposed Development that has a functional requirement to provide a new Advanced Scanning and Imaging Centre on the Ground Floor. However, the internal floorplan has been specifically designed to enable the less 'private' uses with greater level of activity to face the Wilmslow Road façade.
It was queried how those outside the Christie Neighbourhood Forum will be informed of the Proposed Development.	The Trust confirmed that the intention of the Christie Neighbourhood Forum is to ensure a continued dialogue with the local community and key representatives, including Ward Councillors. The Christie Neighbourhood Forum provides an effective means of engagement with Ward Councillors and the local community, with invites issued in advance via email. The Proposals have been presented honestly and consistently at three of these Neighbourhood Forum meetings, which has enabled the proposals to be developed with consideration for feedback received. The wider local community have also been informed of the Proposed Development through a letter drop to the local area in advance of the submission of this planning application. The Letter is contained in Appendix 1. The letter provides information on the Proposed Development and sign-posts people on where to view further information on MCC's Public Access System, including how to make comments to MCC during the statutory consultation period. It also includes contact details for the Trust should anyone have any queries to raise directly.

MCC Highways

3.20. It is acknowledged that there were comments made at the Christie Neighbourhood Forum about informal pick-up and drop-off's currently taking place on Wilmslow Road in areas where no stopping is allowed. Subsequently, the Applicant has worked with the transport consultant to understand what methods of mitigation could be implemented to address this.

3.21. For context, the existing site includes the Holt Entrance providing access into the Christie Hospital from Wilmslow Road. Under the same scenario, the Proposed Development includes for an entrance from Wilmslow Road. Staff and visitor parking is provided across the Christie Hospital, whilst a formal pick-up and drop-off area is located 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 their destination within the wider Christie Hospital.

3.22. The junction layout of Wilmslow Road and Cotton Lane has also recently been fully signalised with controlled pedestrian crossings on all three arms and signal controlled vehicle movements. As part of the junction update the former drop-off area on Wilmslow Road was removed and pedestrian and cycle infrastructure improved. The junction improvement scheme improved pedestrian safety and amenity through the provision of controlled crossing points and improved pedestrian crossing facilities for mobility impaired road users.

3.23. Nonetheless, in acknowledgement of the feedback received, the suitability and feasibility for a new pick-up / drop-off location near to the Site and on Wilmslow Road has been explored by the Applicant and the transport consultant WSP, in consultation with MCC Highways.

3.24. A meeting took place on the 13 September 2023 with MCC Highways, the Applicant, WSP and Deloitte to present and discuss the options explored for a new pick-up and drop-off area on Wilmslow Road.

3.25. In this meeting, it was collectively agreed there was no one right solution, with each option presenting its own challenges. Therefore, it was decided that the options be further examined in detail by the transport consultants and represented to MCC Highways at a later date.

3.26. The Applicant acknowledge that there is an existing problem with pick-up and drop-off's taking place along Wilmslow Road, but that the Proposed Development would not exacerbate this problem given that there will be no material net increase in trips to the Site as a result. As such, the Applicant is committed to working with MCC Highways to find the right solution to address this including further exploration of options for physical mitigation and operational management procedures. 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.

GMAAS

3.27. GMAAS is funded by the Greater Manchester Combined Authority (GMCA) primarily to provide advice to the county's ten district authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan) on all matters relating to archaeology and the planning process.

3.28. The Proposed Development and Site have been discussed directly with GMAAS to understand the need for a desktop assessment or archaeological investigations to support the planning application. GMAAS provided correspondents on 30 August 2023, which confirmed that, upon checking their records, there is no archaeological interest in the footprint of the Site.

3.29. GMAAS therefore confirmed that the Proposed Development will not have any impact on below ground archaeological remains and that no further consideration of archaeological matters is required to support the planning application. A Letter from GMAAS is submitted in support of the application to confirm this.

GMP

3.30. The Proposed Development was outlined to GMP, and a Security Needs Assessment was issued by GMP on 17 March 2023. The Security Needs Assessment outlines that the Proposed Development has many positive features that will reduce the potential for crime and anti-social behaviour, as well provide an active frontage on to Wilmslow Road. It also provides a number of design recommendations from a security perspective.

3.31. The Applicant has considered the recommendations from the Security Needs Assessment and responded within the Design and Access Statement submitted in support of the planning application.

4. Summary and Conclusions

4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission for the 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.

4.2. It sets out in detail the pre-application consultation and engagement that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals where appropriate.

4.3. The Proposed Development has been the subject of a significant amount of pre-application stakeholder consultation and engagement over a ten-month period, which involved the use of a number of methods to engage effectively with a wide range of consultees and consider feedback prior to the submission of the planning application. This includes engagement with the Local Planning Authority, Ward Councillors, the local community, GMAAS, GMP and MCC Highways.

4.4. Stakeholder engagement has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.

4.5. Overall feedback from residents and stakeholders has been positive, welcoming the proposals to redevelop the Site and provide much needed facilities for a new Advanced Scanning and Imaging Centre and associated clinical facilities. The stakeholder consultation and engagement exercise has not raised any significantly adverse planning issues.

4.6. Comments raised in relation to the Proposed Development have largely been in relation to the design of the Proposed Development, tree retention and landscaping, and existing issues with pick-up and drop-off's taking place on Wilmslow Road. The planning submission provides a detailed response to these considerations as summarised in this Statement.

4.7. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Deloitte.

This report has been prepared for The Christie NHS Foundation Trust and on the understanding that it will be made publicly available.

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

No party other than The Christie NHS Foundation Trust is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

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

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

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

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

© 2023 Deloitte LLP. All rights reserved.