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9 October 2023

David Lawless
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Christie Advanced Scanning and Imaging Centre Development (CASICD), Wilmslow Road, Manchester
Application for Full Planning Permission

Please find enclosed 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.

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

The Application Site (the "Site") comprises the northeast portion of the Christie Hospital in Withington, which is currently occupied by clinical and non-clinical facilities associated with the Christie. The total site area is 0.3 hectares.

The existing building is not fit for purpose as existing or through adaption, requires significant 'backlog' maintenance. The Applicant acknowledges that to deliver high quality patient experience and maintain their reputation for providing world class facilities and treatments, they must invest in improvements to obsolete parts of their estate.

The Proposed Development will support the redevelopment of the Site, as it seeks to deliver accommodation to meet the current and future functional needs of the Applicant, including improving operational sustainability across their estate to support the drive to net zero carbon.

It will provide a new Advanced Scanning and Imaging Centre on the Ground Floor facilitating the relocation of existing specialist equipment, which does not currently meet the Trust's patient experience requirements in relation to patient flows, quality of the environment or patient privacy and dignity. Relocating the facility will provide critical direct links to clinical services and medical experts located within the Paterson Building and the adjacent Christie Hospital buildings, which will further contribute to improved patient experience and overall outcomes.

In addition, levels 1 and 2 will comprise ward accommodation, providing ready space to accommodate the decant of facilities from elsewhere at the Christie Hospital, all as part of a wider programme of improving access to healthcare across Greater Manchester. An additional level of fully enclosed plant equipment is proposed above this, with further plant equipment on the roof, suitably screened. An improved area of public realm is proposed to the east of the building along Wilmslow Road.

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

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

"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."

Application Documents

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

The application has been submitted on the Planning Portal with reference **PP-12478835**. The fee of £34,589 has been paid directly to Manchester City Council via bank transfer.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact my colleague Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).

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Yours sincerely



For Deloitte LLP

Encl.