



Christie Hospital Extension Planning Statement and Statement of Consultation

January 2023

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1 Introduction

- 1.1 This Planning Statement (the “Statement”) is submitted in support of an application for Full Planning Permission for an extension to the southern (Oak Road) elevation of the Christie Hospital (“the Christie”) in Withington (the “Proposed Development”).
- 1.2 The Applicant is The Christie NHS Foundation Trust (the “Applicant”).
- 1.3 The Application Site (the “Site”) comprises a southern portion of the Christie in Withington, which is currently occupied by clinical and non-clinical facilities. It currently includes temporary site cabins associated with the construction of the adjacent Paterson building, which will be removed prior to works starting on the Site.
- 1.4 Internal reconfigurations are planned by the Applicant, but do not require planning permission and therefore do not form part of this application. The redline boundary therefore does not relate to these internal reconfigurations and has been drawn to include the proposed extension and the north, east, south and west elevations of the adjacent building where alterations are proposed to improve fenestration.

The Applicant

- 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 and 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 Region are able to access the latest and most effective treatments, in addition to new experimental treatments.
- 1.8 Currently, the Christie supports and treats more than 60,000 patients each year and as a result of its facilities and research capabilities, Greater Manchester’s cancer survival rates have been improving faster than the rest of the country for the past 15 years.

Proposed Development

- 1.9 The Proposed Development comprises a relatively minor extension at the south end of the Christie Hospital (“the Christie”), adjacent to the Oak Road entrance. The extension will be four storeys and will provide two new bed lifts and two additional staircases. The scale and massing of the proposed extension are dictated by its functional requirements.
- 1.10 Additionally, there will be some further plant equipment at the roof level which will be appropriately screened.
- 1.11 There will also be some elevational alterations to the adjoining hospital building to deliver an improved approach to the façade, including amendments to fenestration.
- 1.12 Landscaping will be reinstated along Oak Road, where the five storey site cabins currently exist, to create a more attractive interface onto Oak Road.
- 1.13 The background to the proposals is that they are required to improve circulation and therefore enable the Applicant to better utilise its available theatre capacity as well as

facilitate better access to surgical staff. As such, the proposals will allow the Applicant to decrease waiting times and therefore increase patients' chances of better outcomes.

- 1.14 In addition, they are also needed in the short term to accommodate the decant of existing ward facilities that are programmed for improvement works, all as part of a wider programme of improving access to healthcare across the Region.

Description of Development

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

“Construction of a four-storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining existing Hospital, additional rooftop plant and screening, landscaping and other associated works.”

Application Documentation

- 1.16 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 on 12 December 2022:
- Application Form and Notices – prepared by Deloitte LLP;
 - Site Location Plan, prepared by Gilling Dodd Architects;
 - Existing and Proposed Site Plans, Sections and Elevations, as listed in Appendix 1 of this Letter, prepared by Gilling Dodd Architects;
 - Design and Access Statement including Landscaping Statement, prepared by Gilling Dodd Architects;
 - Planning Statement including Statement of Consultation, prepared by Deloitte;
 - Topographical Survey, prepared by Layer Surveys Ltd;
 - Utilities Survey, prepared by Layer Surveys Ltd;
 - Acoustic Planning Report, prepared by Hoare Lee;
 - Outline Drainage Strategy, prepared by AJP;
 - Typical Drainage Details 1 of 2, prepared by AJP;
 - Typical Drainage Details 2 of 2, prepared by AJP;
 - Typical Attenuation Tank Detail, prepared by AJP;
 - Flow Control Chamber Typical Catchpit Details, prepared by AJP;
 - Phase 1 Ground Conditions Desktop Report, including UXO Risk Assessment, prepared by AJP;
 - Ecology Statement, prepared by Tyler Grange;
 - Local Labour Agreement, prepared by Vinci; and
 - Detailed Construction Management Plan, prepared by Vinci.

Structure of the Planning Statement

- 1.17 The remainder of this Statement is structured as follows:
- **Section 2** provides a full description of the Site and the Proposed Development, detailing the 'need case' for the proposals.
 - **Section 3** provides a statement of pre-application consultation activity.
 - **Section 4** sets out the planning context of the proposals.
 - **Section 5** identifies the relevant planning policy and the key site-specific planning considerations relevant to the determination of the planning application; and.
 - **Section 6** concludes by summarising the proposals and associated public benefits.

2 The Site and Proposed Development

- 2.1 This Section of the Statement provides a full description of the Site and the Proposed Development. It should be read in conjunction with the application drawings and Design and Access Statement prepared by Gilling Dodd Architects.

Site Description

- 2.2 The Site comprises a southern portion of the Christie in Withington, which is currently occupied by clinical and non-clinical facilities. The total site area is 0.13 hectares.
- 2.3 The Site comprises part of the Christie rising to four storeys in height, with a single storey plant room above and set back towards the centre of the roof. An existing four storey stair core projects from the front elevation along Oak Road and connects into the Joseph Holt Entrance to the west. A servicing route runs underneath part of the building to the east of the Site from the vehicle access point off Oak Road to the south.
- 2.4 The existing south elevation of the Christie comprises a mixture of textures and materiality which are incongruous with the material palette adjacent to the site at the Oak Road Entrance and Oak Road Treatment Centre. The materiality currently comprises red brick, terracotta rainscreen cladding, fibre cement panels and curtain wall glazing.
- 2.5 The building is part of the connected mass of hospital buildings north of Oak Road, including the Oak Road Entrance outside of and to the west of the Site boundary, which opened in 2018. Improvements were also made to the landscaping and access arrangements as part of this development, which included provision of ambulance parking spaces and patient and visitor drop off points.
- 2.6 Temporary contractor cabins are currently located on the Site and rise to five stories in height. These contractor cabins were erected in 2019 to provide site accommodation for construction workers associated with the enabling works, demolition and construction of the Paterson Building located to the east. These are proposed to be removed early in 2023 once construction of the Paterson Building has completed and prior to any construction works starting on the Site for the Proposed Development.
- 2.7 There are no existing trees or planting located on the Site.

Site Context

- 2.8 The Site is located within the Christie Withington campus in the Withington Ward, but also lies adjacent to the Didsbury west Ward to the south and the Old Moat Ward to the west. The Didsbury East Ward is also located nearby to the south east, east of Wilmslow Road.
- 2.9 The surrounding area is predominantly residential with a small number of local shops and small businesses located nearby on Wilmslow Road. Notwithstanding this, the Christie is a major land use within the area.

The Proposed Development

- 2.10 The Proposed Development comprises a relatively minor extension at the south end of the Christie, adjacent to the Oak Road Entrance. The extension is proposed to be four storeys tall and will provide two new bed lifts and two additional staircases. To facilitate the extension, the existing south stair projecting from the south elevation will be demolished.

- 2.11 The Proposed Development includes additional plant equipment in the form of two air handling units located at roof level, which is proposed to be appropriately screened.
- 2.12 The Proposed Development also includes elevational alterations to the Christie to deliver an improved approach to the façade as explained further below.
- 2.13 Landscaping will be reinstated along Oak Road, where the five storey site cabins currently exist, to create a more attractive interface onto Oak Road.

The Need for the Proposed Extension

- 2.14 The Applicant's existing ward facilities need improvement. The Proposed Development will support the internal reconfiguration of part of the Christie allowing two additional wards to be built on the Christie site, making use of space currently used as ancillary clinical and non-clinical hospital accommodation in the centre of the Christie.
- 2.15 The internal reconfigurations do not require planning permission and aim to improve available theatre capacity and access to surgical staff, in turn decreasing waiting lists and in turn significantly increasing patients' chances of improved outcomes significantly.
- 2.16 In addition, the internal reconfigurations are needed in the short term to accommodate the decant of the Applicant's existing ward facilities that are programmed for improvement works, all as part of a wider programme of improving access to healthcare across Greater Manchester.
- 2.17 This project will replace activity that is currently being delivered by utilising independent sector facilities at the Christie by facilitating c20 individual, ensuite additional beds plus a small number of bays. The scheme will allow the Applicant to transfer these patients from independent sector facilities to the on-site NHS facilities (c6 patients per week).
- 2.18 Critically, this will not therefore create an additional volume of patients on the main Withington site and should not therefore lead to any net increase in traffic and parking at the Christie.
- 2.19 The proposals will allow the co-location of the proposed new patient facilities with associated clinical services and the medical experts. This provides the following advantages:
 - Close to theatre space, minimising patient flow movements around the site.
 - Above the Critical Care Unit (CCU) thus providing immediate access to response teams and CCU beds.
 - Close to the location of the Integrated Procedures Unit (IPU) facilities enabling utilisation of the day-case capacity in those theatres and procedures unit, and so there is also the potential to undertake additional assessment and interventional treatments (e.g. endoscopies) that would be enabled by additional flexible bed space.
- 2.20 The nature of the facilities will mean that they will be able to be used flexibly to meet the needs of the Applicant and wider Greater Manchester system.
- 2.21 The proposed extension is required to improve the functionality and circulation around the new wards, providing vertical movement and access for bedded patients in the event of an emergency evacuation, enhancing of the building's fire strategy and bringing the building in line with current guidance and regulations.
- 2.22 An Options Analysis has been undertaken to explore suitable locations for the new wards and other potential locations for the required lifts and stairs. This is detailed within the Design and Access Statement submitted in support of the application. It shows that the Site

and the Proposed Development are the most suitable option to deliver the Applicant's brief.

Layout of the Proposed Development

- 2.23 The proposed extension to the south of the existing Christie building provides a new circulation core, consisting of two new evacuation lifts suitable to carry beds and associated lobby space, in addition to two new staircases, again to support the vertical movement within the building. The existing staircase located to the south of the building, which is inadequate to deliver the Applicant's brief, is proposed to be removed to facilitate the extension.
- 2.24 The extension rises from ground floor providing access through to level 1, level 2, level 3, therefore rising to four storeys in total.
- 2.25 The extension will not provide an entrance point into the building as access will remain via the main Oak Road Entrance.
- 2.26 At roof level the extension is proposed to sit flush with the level of the existing roof. Two new air handling units are proposed to be located on the roof of the extension and will be appropriately screened.

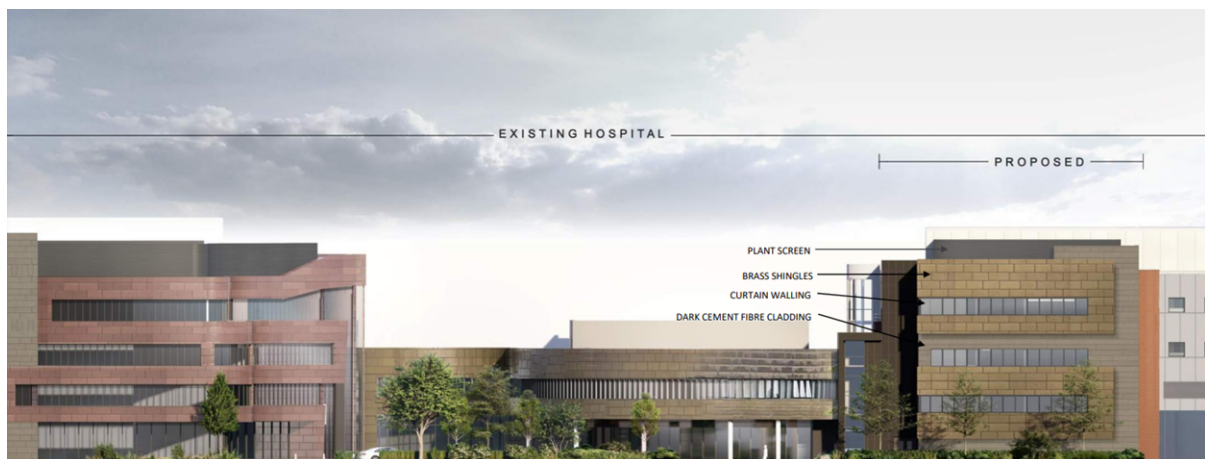
Alterations to North, East and West Elevations

- 2.27 Minor elevational alterations are proposed to the north, east and west facades of the Christie building, comprising:
 - Two windows infilled at level 2 on the north elevation and two new windows proposed on the north elevation at level 2.
 - The replacement of existing windows of the north, south and west elevations on level 2 and level 3 with thermally efficient double-glazed units to match the style and colour of the existing.
- 2.28 The elevational alterations ensure that windows are provided in appropriate locations to align to the internal reconfigurations.
- 2.29 Where windows are proposed to be infilled, these will match the performance of the surrounding partition/wall and be constructed of the same width with external finishes to match existing.

Scale and Quantum

- 2.30 The proposed extension rises to four storeys in height, with a plant screen above, which is reflective of the scale of the existing building. The scale and massing of the proposed extension are dictated by its functional requirements in terms of needing to provide two lifts suitable for beds and two new stair cores which rise from ground floor to level 3 (four storeys).
- 2.31 As shown in Figure 2.1 overleaf, the Proposed Development has been designed to frame the Oak Road Entrance and reflect the scale and massing of the four storey (plus plant level) Oak Road Treatment Centre and the five storey PBTC to the west of the Site.

Figure 2.1: Proposed South Elevation



- 2.32 The proposed plant screening will reflect the height of the existing rooftop plant space. The design team have explored options to provide the plant equipment further into the centre of the roof which was proven to be unfeasible due to the weight loading limitations of the existing roof. The equipment is therefore required to be placed on the roof of the extension. We have therefore sought to push this back from the edge of the building as far as possible whilst minimising the scale of the plant screen.
- 2.33 The Gross internal floorspace (GIA) to be lost by demolition comprises 80 sq. m. The Total new floorspace proposed comprises 635 sq. m. GIA and 682 sq. m. GEA and in total the net additional GIA following development comprises 555 sq. m.

Design and Materiality

- 2.34 As explained further in the Statement of Consultation in Section 3 of this Report, the proposals have been through a number of design iterations to ensure that the proposals represents the highest quality design possible.
- 2.35 The Proposed Development seeks to reflect the design and materiality of the adjacent Oak Road Entrance and the Oak Road Treatment Centre to provide a holistic edge to the Christie along Oak Road.
- 2.36 Key design features from the existing Oak Road Entrance have been reinforced across the new build extension to create a 'book end' to the existing Oak Road Treatment Centre. The existing material palette has been used to create feature brass and horizontal window bands which wrap around the building to complete the Oak Road façade. The grey fibre cement cladding also ties into the existing materiality of Oak Road and is located around the eastern corner of the elevation to create a strong book end reflective of that at the Oak Road Treatment Centre.
- 2.37 The proposed materials comprise brass rainscreen cladding to match the Oak Road facades and fibre cement panels. The plant screening at roof level is proposed to match that at the Oak Road Treatment Centre and comprises a metal plant screen louvre.

Public Realm

- 2.38 To the south of the proposed extension, the Site will be improved to provide an attractive pedestrianised zone which will act to improve the boundary of the Christie along Oak Road but also create a safe environment, improving access for all towards the Oak Road Entrance.
- 2.39 The proposed landscaping is consistent with the adjacent Paterson and Oak Road Treatment Centre.

- 2.40 It is proposed that the soft landscaping border will return along the eastern boundary to close off the site for pedestrian access only and to prevent vehicles waiting in this area for pick-up and drop-off. This is a design response to comments from local Ward Councillors. The plant species will be carefully selected to match the existing along Oak Road.
- 2.41 An access ramp and steps will be provided from the extension, the remaining land will be paved in textured concrete paving slabs to match the existing paving around the main entrance.

3 Statement of Consultation

MCC Local planning Authority

- 3.1 A pre-application meeting was held with MCC officers on 11 November 2022 to discuss the proposed extension.
- 3.2 Within this meeting MCC Officers requested that we provide an options analysis of the need for the extension; the purpose of such would be to provide an explanation of why the extension is required to deliver against the overall project brief. Further information was also requested in relation to proposed materiality, with a preference for using brass shingles on the south elevation.
- 3.3 A follow-up pre-application meeting subsequently took place on 14 December 2022 to discuss the revised design approach for the proposed extension comprising of a fibre-cement material solution. Information was presented around project budget and material costs to evidence the challenges the project team were presented with in delivering the functional and fire safety requirements for the new stair and lift cores whilst working to ensure that the design presented is of the highest quality possible.
- 3.4 This also included presentation of the options analysis which evidenced that the proposals for the new wards could not be delivered elsewhere at the Christie, and thus explaining that there is a requirement for the Proposed Development to be located on the Site north of Oak Road.
- 3.5 Whilst acknowledging that there are functional requirements which dictate the scale and massing of the Proposed Development, MCC Planning Officers suggested improvements to the façade design approach to ensure that the Proposed Development presents the best possible design along Oak Road. Suggestion was also made to reduce the scale of the plant screening, stepping this back from the roof edge as far as possible.
- 3.6 The Project Team subsequently further revised the design of the façade, which included a process of material cost analysis, to create a high-quality architectural approach with the use of brass shingles. The revised design sought to provide a continuation of the adjacent Oak Road Treatment Centre and Oak Road Entrance in terms of the design and materiality.
- 3.7 Options were also explored to move the plant equipment and associated screening further into the centre of the roof. This was subsequently proven unfeasible as the weight of the proposed plant equipment would be too heavy for the existing roof construction. There is therefore a requirement for the proposed additional plant equipment to be located on the roof of the proposed extension. Nonetheless, the design was revised to reduce the scale and height of the plant screening and to pull this away from the edge of the building as much as possible.
- 3.8 A further meeting took place on 12 January 2023 with MCC Planning Officers where a further update to the façade design was presented, taking account of previous comments raised by MCC Planning Officers. The revised proposals were well-received, and officers expressed their view that previous comments and concerns had been addressed. No further recommendations were made by MCC planning officers in relation to the proposed design.

The Christie Neighbourhood Forum

- 3.9 The revised proposals were subsequently presented to the Christie Neighbourhood Forum on 17 January 2023. The proposals were again well-received, and no further recommendations were made.

Ward Councillors

- 3.10 The Applicant met with Ward Councillors Gavin White and Angela Gartside prior to the Christie Neighbourhood Forum meeting, which included a presentation on the proposed design for the Christie Extension, as presented to MCC on 12 January 2023. Ward Councillors made the following recommendations were made:
- Provide a method for mitigating against vehicles using the area in-front of the extension as a pick-up / drop-off area, such as concrete benches / seating.
 - Provide a high-quality landscape buffer to the edge of the Site up to the pavement, including mature planting.
- 3.11 The design team have subsequently sought to address these recommendations in the landscape design.

4 Planning Context

- 4.1 This section identifies the relevant planning policy and material considerations for the Site and the Proposed development.

Planning Context

- 4.2 This Section details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC Strategic objectives. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within this Section 5 of this Statement.
- 4.3 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”.*
- 4.4 The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. To date only the Core Strategy DPD has been adopted by MCC. Within this context, the Development Plan comprises:
- Manchester Core Strategy (2012);
 - Manchester Proposals Map (2012);
 - Saved Policies of the Manchester UDP (2005);
 - Greater Manchester Joint Waste Development Plan Document (2012); and
 - Greater Manchester Joint Minerals Plan (2013).
- 4.5 The following published policy, executive reports and guidance documents are of material considerations relevant to the Proposed Development:
- National Planning Policy Framework (NPPF) 2021;
 - The Christie Hospital SPF (2014);
 - Guide to Development in Manchester Supplementary Planning Document (2007);
 - Greater Manchester Places For Everyone Joint Development Plan (August 2021) - February 2022 Submission Stage;
 - Our Manchester Strategy 2016-2025; and
 - Design for Access 2 (2003).

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. The Core Strategy policies that have been considered are as follows:
- 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 EN1 (Design Principles and Strategic Character Areas);

- Policy EN 3 (Heritage);
- Policy EN14 (Flood Risk);
- Policy EN17 (Water Quality);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN 18 (Contaminated Land and Ground Stability); and
- Policy DM 1 (Development Management).

Saved Policies of the UDP (1995)

- 4.7 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.
- 4.8 The Saved UDP Policies that have been considered are as follows:
- DC26 (Development and Noise); and
 - WB2 (Employment and Economic Development).

Material Considerations

NPPF

- 4.9 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.
- 4.10 The NPPF (2021) 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.
- 4.11 The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 4.12 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

- 4.13 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.
- 4.14 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.
- 4.15 Paragraph 10 of the NPPF outlines that a presumption in favour of sustainable development is at the heart of the Framework.
- 4.16 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.

- 4.17 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

- 4.18 Section 8 (Paragraphs 92 to 103) deals with building healthy, inclusive and safe places.
- 4.19 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.
- 4.20 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

- 4.21 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.
- 4.22 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.
- 4.23 The SPF provides a framework for the development of sites on Oak Road. The Site is not specifically identified for development within the SPF. Nonetheless, the framework provides important context for the Proposed Development and is a material consideration in the determination of this planning application.

Greater Manchester Places For Everyone Joint Development Plan (August 2021) - February 2022 Submission Stage

- 4.24 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.

- 4.25 The Places for Everyone Joint Development Plan Document is now the subject of an independent examination, conducted by the Planning Inspectorate and examination hearings commenced in November 2022.
- 4.26 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.
- 4.27 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.
- 4.28 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.
- 4.29 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.
- 4.30 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"*.
- 4.31 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.

Our Manchester Strategy 2016-25

- 4.32 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.
- 4.33 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)

- 4.34 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.
- 4.35 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.

- 4.36 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.
- 4.37 The Design for Access Manual provides further details and design standards for external areas and for within buildings.

5 Planning policy and Site-Specific Planning Considerations

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

Principle of the Proposed Development

Policy and Guidance

- 5.2 Core Strategy Policy SP1 (Spatial Principles) states that development in all parts of the City should making a positive contribution to the health and wellbeing of residents.
- 5.3 Core Strategy Policy EC 9 (South Manchester) states that new development in South Manchester are expected to support proposals for high technology industry and research. Employment and economic development provision will be within areas including the Christie. Development proposals and planning applications should have regard to ensuring efficient use of existing employment space.
- 5.4 Core Strategy Policy EC1 (Employment and Economic Growth in Manchester) states that the Council will support other significant contributors to economic growth and productivity including health.
- 5.5 Core Strategy Policy EC2 (Existing Employment Space) states the Council will seek to retain and enhance existing employment space and sites.
- 5.6 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.
- 5.7 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.

Compliance of the Proposed Development

- 5.8 The Applicant's existing ward facilities need improvement. The Proposed Development will support the internal reconfiguration of part of the Christie allowing two additional wards to be built on the Christie site, making use of space currently used as ancillary clinical and non-clinical hospital accommodation in the centre of the Christie.
- 5.9 The Proposed Development aims to facilitate improvements to available theatre capacity and access to surgical staff, in turn decreasing waiting lists and in turn significantly increasing patients' chances of improved outcomes significantly. They also enable the decant of existing ward facilities that are programmed for improvement works, all as part of a wider programme of improving access to healthcare across Greater Manchester.
- 5.10 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.

- 5.11 The Christie SPF acknowledges that the Christie has a need for growth and capacity for development. The Proposed Development facilitates improvements to existing employment space at the Christie, making the most effective use of limited space.
- 5.12 As such, the principle of the Proposed Development is supported by local planning policy and material considerations, whilst paragraph 95 of the NPPF 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.

Sale and Massing

Policy and Guidance

- 5.13 Core Strategy Policy DM1 (Development Management) states that all development should have regard to the effects on amenity.
- 5.14 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.
- 5.15 The Christie SPF sets out six key design principles to guide the development of the Christie, including establishing suitable height parameters that respect existing heights within the surroundings. With specific reference to Oak Road, the SPF recognises that on the northern side of the road the Christie buildings are of a significantly greater massing (of around 4 commercial storeys with large footprints and a set-back from the pavement edge by around 16m) than the residential uses to the south.
- 5.16 It also outlines the Site to the west of the Oak Road Entrance as suitable for a four and a half commercial sized storey (approx. 20m in height) PBTC development. The PBTC has since been completed and comprises between three and five storeys in height. As such, although the SPF does not directly address the Site, the framework principles establish acceptance for development along Oak Road of between 3 to 4.5 storeys.

Compliance of the Proposed Development

- 5.17 The Proposed Development rises to four storeys with additional roof plant screening, which is consistent with the SPF. It is proposed to be set-back from the pavement edge by circa 13.5m and will be circa 33m from the face of the residential properties to the south of Oak Road.
- 5.18 Whilst there are windows on the south elevation, 60% of these will be opaque due to lift shafts behind. Where windows are transparent these are only from the staircases where site users will be passing through and as such there will be no permanent overlooking onto neighbouring residential properties.
- 5.19 Potential for sunlight and daylight effects have been fully considered and there will be no impact due to the modest scale of the proposed extension and the significant distance and relationship with the nearest residential property.
- 5.20 The scale and massing of the Proposed Development are dictated by its functional requirements in terms of needing to provide two lifts suitable for beds and two new staircases which rise from ground floor to level 3 (four storeys), whilst appropriately screening plant equipment required at roof level.
- 5.21 The Proposed Development has been designed to be in keeping with the scale and massing of the surrounding environment, framing the Oak Road Entrance and reflecting the scale

- and massing of the existing building and the four storey (plus plant level) Oak Road Treatment Centre and the five storey PBTC to the west of the Site.
- 5.22 The proposed plant screening will also reflect the height of the existing rooftop plant space. The design team have sought to reduce the scale and massing of the building through pushing the plant equipment and screening as far towards the centre of the building as possible, with acknowledgement that due to weight limitations it needs to be located on the extension roof.
- 5.23 In summary, the Proposed Development has been designed to meet its functional requirements, whilst minimising any potential impacts on amenity and is therefore considered to be of a suitable scale and massing for the Site and the surrounding context.

Design and Materiality

Policy and Guidance

- 5.24 Core Strategy Policy EN1 (Design Principles and Strategic Character Areas) states that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located.
- 5.25 UCP Saved Policy WB2 outlines 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.
- 5.26 The Christie SPF identifies six key design principles to guide the development of the Christie, including preserving the existing character of surrounding streets and maintaining and enhancing existing street frontages.
- 5.27 The SPF also details the main characteristics of Oak Road as having a strong landscape edge to the street on both sides with mature trees softening the streetscene as well as comprising traditional materials on the southern side of the street and contemporary materials on the northern side.

Compliance of the Proposed Development

- 5.28 The Proposed Development has been through a number of design iterations in consultation with MCC Planning Officers to ensure that the design presented for planning represents the highest quality design suitable for the Site's context.
- 5.29 The existing building along Oak Road currently comprises a mix of materials incongruous with the adjacent Oak Road Entrance. The Proposed Development seeks to improve the elevation through reflecting the design and materiality of the adjacent Oak Road Entrance and the Oak Road Treatment Centre to provide a holistic edge to the Christie.
- 5.30 The existing material palette has been used to create feature brass and horizontal window bands which wrap around the building to complete the Oak Road façade. The grey fibre cement cladding also ties into the existing materiality of Oak Road and is located around the eastern corner of the elevation to create a strong bookend reflective of that at the Oak Road Treatment Centre. Landscaping improvements are also proposed to soften the boundary of the site along Oak Road.
- 5.31 As such, the proposed design and materiality seeks to provide a continuation of the contemporary materials north of Oak Road at the Christie and will provide an overall improvement to the streetscene along Oak Road whilst protecting the overall character of the area. As such, it is considered to be in accordance with local and national planning policy in relation to design and materiality.

Highways and Parking

Policy and Guidance

- 5.32 Policy T2 (Accessible Areas of Opportunity and Need) outlines that the Council will actively manage the pattern of development to ensure that new development is located it is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities.
- 5.33 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 the Applicant maintains a Green Travel Plan which 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.

Compliance of the Proposed Development

- 5.34 The Proposed Development comprises an extension, and minor elevational alterations to facilitate the internal reconfigurations which do not require planning permission. These reconfigurations are needed in the short term to accommodate the decant of the Applicant's existing ward facilities that are programmed for improvement works.
- 5.35 The scheme will allow the Applicant to transfer existing patients from independent sector facilities on-site to the on-site NHS facilities (c6 patients per week). Critically, this will not therefore create an additional volume of patients on the main Withington site and will not therefore lead to any net increase in traffic and parking at the Christie.
- 5.36 Progress against the Green Travel Plan will continue to be monitored at the Christie.

Noise and Vibration

Policy and Guidance

- 5.37 Saved UDP Policy DC26 (Development and Noise) outlines that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- a) the effect of new development proposals which are likely to be generators of noise; and
 - b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.38 Core Strategy Policy DM1 (Development Management) states that all development should have regard to the effects on amenity, including noise.
- 5.39 NPPF paragraph 174 e) sets out that development should neither contribute nor be at risk of the impacts of noise.

Compliance of the Proposed Development

- 5.40 The Proposed Development includes the provision of two additional air handling units on the roof of the proposed extension, which will be appropriately screened to minimise any potential for visual and acoustic impact.
- 5.41 An environmental noise survey has been carried out and an Acoustic Planning Report is submitted in support of this application, which sets out the representative background noise levels measured during the survey and noise levels for which the proposed plant equipment should not exceed.

- 5.42 Specific measures to avoid and minimise any potential adverse effects during the construction of the Proposed Development are outlined within the Detailed CMP, prepared by Vinci and submitted as part of the planning application.

Construction Management

Policy and Guidance

- 5.43 Core Strategy Policy DM1 (Development Management) states that all development should have regard to the effects on amenity, including light, noise, odour, vermin, litter, road safety and traffic generation.

Compliance of the Proposed Development

- 5.44 A Detailed CMP has been prepared by Vinci and is submitted in support of this planning application.
- 5.45 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.
- 5.46 Construction works are programmed to take 10 months between Q2 2023 through to Q1 2024. The construction site welfare facilities and site compound are proposed to be located on the surface car park south of Cotton Lane for a temporary period during the construction works.
- 5.47 The Applicant recognises the difficulties which contractor parking can cause in the surrounding area. It is therefore instructing workers and visitors to travel to site by public transport and walking/cycling where appropriate. It will be made clear during procurement and at site induction that parking in the RPZ or surrounding area is not acceptable, with failure to comply leading to sanctions against the individual involved, which could culminate in a ban from the Site.
- 5.48 The Detailed CMP also sets-out a strategy and location for parking of construction vehicles during the works at the surface car park south of Cotton Lane.
- 5.49 Hours of work will be restricted to the following times:
- Monday to Friday: 08:00 to 18:00
 - Saturday 08:30 to 14:00
 - Sunday and Bank Holidays: No work.
- 5.50 There are occasional activities where it will be necessary to work outside of the above stated working hours as shown in the Detailed CMP.
- 5.51 In summary, the construction of the Proposed Development is not considered to lead to unacceptable impacts and will comply with relevant policies and guidance.

Safety and Security

Policy and Guidance

- 5.52 Core Strategy Policy DM1 (Development Management) states that all development should have regard to community safety and crime prevention.

Compliance of the Proposed Development

- 5.53 The Proposed Development will create an extension on the existing hospital building. It does not propose any new entrances into the building as access will remain via the main Oak Road entrance or via other existing entrances off Wilmslow Road or Palatine Road.
- 5.54 This Proposed Development would therefore 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 security.
- 5.55 The landscaping has also been designed to restrict the movement and parking of vehicles to the area south of the proposed extension through the use of hard and soft landscaping.
- 5.56 The Proposed Development has therefore been designed in accordance with Core Strategy Policy DM1.

Ground Conditions

Policy and Guidance

- 5.57 Core Strategy Policy EN 18 (Contaminated Land and Ground Stability) states that any proposal for development of contaminated land must be accompanied by a health risk assessment.

Compliance of the Proposed Development

- 5.58 A Phase 1 Ground Conditions Desk Study has been prepared by GRM and is submitted in support of this application. The Report identifies the potential for the following to be identified in the ground conditions on-site: made ground, deepened foundations / source of ground gas and contamination including asbestos. Asbestos is not expected to be present within the elements of the building to be removed to facilitate the extension.
- 5.59 A Ground Conditions Preliminary Risk Assessment and Site Investigation Report will be prepared shortly to determine the full extents of ground conditions and to determine the necessity of any Remediation Strategy prior to works taking place on the Site.
- 5.60 A UXO Risk Assessment is appended to this Report which details that the pre and post-war WWII OS mapping recorded residential structures within and immediately adjacent to the site boundary that remained mostly unchanged. In addition, the Country Borough of Manchester sustained an overall low density of bombing. Two local bomb plot maps for Manchester do not record any bomb strike on or within the direct surroundings, with closest recorded strike approximately 200m to the north west. The preliminary risk assessment recommends that no further action is required in respect of UXO.

Archaeology

Policy and Guidance

- 5.61 Core Strategy Policy DM1 (Development Management) sets out that all development should have regard to effects relating to archaeological heritage.
- 5.62 Core Strategy Policy EN 3 (Heritage) outlines that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including archaeological remains.
- 5.63 Section 16, paragraph 194 of the NPPF sets out that where a site on which development is proposed includes, or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Compliance of the Proposed Development

- 5.64 Greater Manchester Archaeological Advisory Service (GMAAS) were consulted prior to the submission of the application to request their feedback on the potential for impacts on archaeology as a result of the Proposed Development.
- 5.65 GMAAS provided a response on 8 Dec 2022 which confirmed that the proposed extension is unlikely to impact on any archaeological remains as the area has been subject to archaeological studies previously, and these have confirmed that there is negligible potential for archaeological remains to survive intact.
- 5.66 With this in mind, it is GMAAS' view that an archaeological assessment is not required in support of the planning application, and further consideration of archaeological matters is not required.

Ecology and Landscaping

Policy and Guidance

- 5.67 Core Strategy Policy EN15 (Biodiversity and Geological Conservation) outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the development on biodiversity including European, national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.

Compliance of the Proposed Development

- 5.68 An Ecology Statement has been prepared by Tyler Grange in support of this planning application, which details the results of the ecological assessment carried out at the site on 12th December 2022.
- 5.69 The Statement confirms that the Proposed Development is confined to an area of hardstanding adjacent to existing built form. The adjacent buildings which would adjoin the extension were found to have no bat roost potential, and no value for any other protected or priority fauna. For this reason, it is determined that the Site has no ecological value and the proposals would not have any adverse impact on protected or priority fauna.
- 5.70 Landscaping is proposed on-site to address the Oak Road frontage which would improve the biodiversity potential for the Site. This includes planting of shrubs and trees to the Site boundary with Oak Road.

Flood Risk and Drainage

Policy and Guidance

- 5.71 Core Strategy Policy EN14 (Flood Risk) outlines that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).
- 5.72 In addition to the requirements for site-specific Flood Risk Assessments (FRAs), an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
- 5.73 Core Strategy Policy EN17 (Water Quality) sets out that following elements a development must consider in relation to water quality:
- Avoid any adverse impact on water quality, including during the construction phase.

- Minimise surface water run-off, maximise the use of appropriate sustainable drainage systems, and minimise groundwater contamination.
- If close to a watercourse the development should ensure waste and litter cannot enter the watercourse.

Compliance of the Proposed Development

- 5.74 The Site lies within Flood Zone 1 and as such is at low risk of flooding from rivers or sea. The Site is less than 0.5 hectare and therefore falls below the threshold for the requirements of a Flood Risk Assessment within a Critical Drainage Area.
- 5.75 An Outline Drainage Strategy has been prepared by AJP in support of the planning application. The exact configuration and nature of the drainage is to be determined at the detailed design stage and dependent on any discharge of planning conditions.
- 5.76 The Strategy identifies that infiltration will not be suitable for the Proposed Development given the proximity of the site constraints and proximity of the building. It also identifies that the only practical option for the disposal of the surface water runoff from the Proposed Development is to discharge into the private combined water sewers within the site boundary.
- 5.77 The surface water discharge is to be restricted to a 50% betterment on the existing brownfield runoff rates, for all rainfall events up to and including the 100 year plus 40% climate change design storm, to comply with LLFA requirements. The proposed surface water drainage design meets this criteria.
- 5.78 The runoff is to be restricted using a vortex flow control device and the surcharged runoff attenuated using the proposed surface water drainage network itself and a below ground cellular attenuation tank located within the proposed hard landscaping area.
- 5.79 The foul water drainage is to discharge into the existing private combined water manhole to the east of Site, via gravity. It is anticipated that the foul water can discharge into the private sewer at unrestricted rates.

6 Summary and Conclusions

- 6.1 This Statement is submitted in support of an application for Full Planning Permission for an extension to the southern (Oak Road) elevation of the Christie in Withington.
- 6.2 The Applicant is The Christie NHS Foundation Trust.
- 6.3 The Site comprises a southern portion of the Christie in Withington, which is currently occupied by clinical and non-clinical facilities. It currently includes temporary site cabins associated with the construction of the adjacent Paterson building, which will be removed prior to works starting on the Site.
- 6.4 The Christie is an important contributor to cancer care, research and education and is one of the largest cancer treatment centres of its type in Europe. The Proposed Development aims to facilitate improvements to available theatre capacity and access to surgical staff, decreasing waiting lists and in turn significantly increasing patients' chances of improved outcomes significantly. It also enables the decant of existing ward facilities that are programmed for improvement works, all as part of a wider programme of improving access to healthcare across Greater Manchester.
- 6.5 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.
- 6.6 The Applicant recognises that construction processes can sometimes be disruptive to local residents and have proposed detailed mitigation to avoid and minimise these temporary impacts. This includes a contractor parking management strategy, which includes measures to encourage contractors to use sustainable modes of transport and a dedicated contractor parking area to avoid any impacts from on-street parking on nearby residential streets.
- 6.7 Critically, the Proposed Development will not create an additional volume of patients on the main Withington site and will not therefore lead to any net increase in traffic and parking at the Christie.
- 6.8 The scale and massing of the Proposed Development are dictated by its functional requirements to improve the circulation around the hospital wards, providing vertical movement and access for bedded patients in the event of an emergency evacuation and enhancing the building's fire strategy; bringing the building in line with current guidance and regulations.
- 6.9 Nonetheless, through consultation with MCC Planning officers, Ward Councillors and the Christie Neighbourhood Forum, the Proposed Development has been designed to represent the optimum and highest quality solution to deliver the Applicants functional requirements. The Proposed Development is of a scale and massing which protects residential amenity, whilst reflective the existing hospital buildings on Oak Road and respecting the character of the surrounding area.
- 6.10 As such, the Proposed Development is considered to comply with the Development Plan when considered as a whole and is supported by material considerations. The Proposed Development therefore merits the support of the Local Planning Authority.



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