

27 January 2023

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

Dear David,

**Christie Hospital Extension, Oak Road, Manchester**  
**Application for Full Planning Permission**

Please find enclosed an application for Full Planning Permission, for an extension to the southern (Oak Road) elevation of the Christie Hospital ("the Christie") in Withington.

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

The Application Site (the "Site") comprises a southern portion of the Christie Hospital in Withington, which is currently occupied by clinical and non-clinical facilities associated with the Christie Hospital. It also 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.

The Proposed Development comprises a relatively minor extension at the south of the Christie Hospital, adjacent to the Oak Road entrance. The extension will be four storeys and will provide two new bed lifts and two additional staircases, along with some further plant equipment on the roof level with associated screening.

The Proposed Development also includes some elevational alterations to the adjoining hospital building to deliver an improved approach to the façade, including amendments to its fenestration.

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

*"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."*

The background to the proposals is that they are required to improve circulation and therefore enable the Trust to better utilise its available theatre capacity as well as facilitate better patient's access to surgical staff. As such, the

proposals will allow the Trust to decrease waiting times for patients and therefore increase patients' chances of better outcomes.

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

This project will replace activity that is currently being delivered by utilising independent sector facilities on the site by facilitating c20 individual, en-suite additional beds plus a small number of bays, making use of space currently used as non-clinical accommodation in the centre of the Trust. The scheme will allow the Trust to transfer these patients from independent sector facilities 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 should not therefore lead to any net increase in traffic and parking at the Christie Hospital Withington campus.

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.

The nature of the facilities will mean that they will be able to be used flexibly to meet the needs of the Trust and wider GM system.

## **Application Documents**

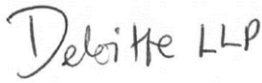
The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals. The following supporting information is prepared in accordance with Manchester City Council's Validation Checklist and agreed with Manchester City Council Planning Officers on 12 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;
- CHRCCW-AJP-V4-00-DR-C-0002-P02 - Typical Drainage Details 1 of 2, prepared by AJP;
- CHRCCW-AJP-V4-00-DR-C-0003-P02 - Typical Drainage Details 2 of 2, prepared by AJP;
- CHRCCW-AJP-V4-00-DR-C-0004-P02 - Typical Attenuation Tank Detail, prepared by AJP;
- CHRCCW-AJP-V4-00-DR-C-0005-P01 - 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.

The application has been submitted on the Planning Portal with reference PP-11849838. The fee of £4,620 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](mailto:jchatfield@deloitte.co.uk)).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

**For Deloitte LLP**

Encl.

## Appendix 1 – Schedule of Supporting Plans and Elevations prepared by Gilling Dodd Architects

| Plan Reference                | Title                                 |
|-------------------------------|---------------------------------------|
| CHRCW-GDA-V4-S1-DR-A-9901_P05 | Site Location Plan                    |
| CHRCW-GDA-V4-S1-DR-A-9902_P02 | Existing Site Plan                    |
| CHRCW-GDA-V4-S1-DR-A-9903_P02 | Proposed Site Plan                    |
| CHRCW-GDA-V4-S1-DR-A-9904_P02 | Proposed Site Plan Coloured           |
| CHRCW-GDA-V4-00-DR-A-9901_P02 | Existing Ground Floor Plan            |
| CHRCW-GDA-V4-00-DR-A-9902_P02 | Proposed Ground Floor Plan            |
| CHRCW-GDA-V4-01-DR-A-9901_P02 | Existing First Floor Plan             |
| CHRCW-GDA-V4-01-DR-A-9902_P02 | Proposed First Floor Plan             |
| CHRCW-GDA-V4-02-DR-A-9901_P02 | Existing Second Floor Plan            |
| CHRCW-GDA-V4-02-DR-A-9902_P02 | Proposed Second Floor Plan            |
| CHRCW-GDA-V4-03-DR-A-9901_P02 | Existing Third Floor Plan             |
| CHRCW-GDA-V4-03-DR-A-9902_P02 | Proposed Third Floor Plan             |
| CHRCW-GDA-V4-R1-DR-A-9901_P02 | Existing Roof Plan                    |
| CHRCW-GDA-V4-R1-DR-A-9902_P02 | Proposed Roof Plan                    |
| CHRCW-GDA-V4-ZZ-DR-A-9901_P02 | Existing South, East & West Elevation |
| CHRCW-GDA-V4-ZZ-DR-A-9902_P02 | Proposed South, East & West Elevation |
| CHRCW-GDA-V4-ZZ-DR-A-9903_P02 | Proposed Cross Section AA             |