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Deloitte LLP
100 Embankment,
Cathedral Approach,
Manchester,
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

02 April 2026

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

FAO David Lawless

Dear David

Northern Pathology Development, Christie Hospital

Application for Discharge of Conditions 3, 18a and 28 of Planning Permission Ref: 143740/FO/2025

Please find enclosed an application for the full discharge of Conditions 3 (Samples) and 28 (Habitat Management), and partial discharge of Condition 18 (Environmental Standards Statement) in respect of part (a) only, attached to Planning Permission Ref: 143740/FO/2025 in relation to the Northern Pathology Development at Wilmslow Road, Withington, Manchester.

The Applicant is Northern Pathology Developments Ltd.

Background

Full Planning Permission was granted on 20 November 2025 (Ref. 143740/FO/2025) for the following description of development:

"Erection of a 3 storey building with rooftop plant to form new pathology department and associated clinical accommodation (Class C2), following demolition of temporary Block 29

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building (Derek Crowther Building); erection of a link-bridge to the Christie Hospital, along with landscaping and associated works."

Condition Discharge

This section sets out the relevant condition wording, as well as the documents that are submitted in support of the application for the discharge of Conditions 3, 18a and 28 of Planning Permission Ref. 143740/FO/2025.

Condition 3 (Samples):

The wording of Condition 3 is as follows:

"No above ground construction works shall commence until samples and specifications of all materials to be used in the external elevations as detailed on the approved drawings have been submitted to and approved in writing by the City Council as Local Planning Authority. The submitted details shall include:

i. baseline samples and specifications of all materials to be used on all external elevations including sample panels;

ii. jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames";

It has been confirmed via email correspondence from the Case Officer, on 13th February 2026, that the following approach would be taken in respect of submitting Material Samples for approval:

1. Condition 3 (i) – A copy and/or image of Wall finish sample panels will be issued to the City Council offices;

2. Condition 3 (ii) – A series of drawings and details have been provided in lieu of a physical mock-up.

The Applicant does also offer the ability to visit the site if preferred.

To support the full discharge of Condition 3, please find enclosed:

- Photographs of the brickwork, glass and aluminium samples for submission.

- External Wall Details Drawing Pack prepared by DAY Architectural Ltd. See Table 1 below for drawing references.

Table 1: Drawing references - Condition 3

NPD-Z1-DAY-G251-De-XX-210301_P02_External Wall Details
NPD-Z1-DAY-G251-De-XX-210302_P02_External Wall – Details
NPD-Z1-DAY-G251-De-XX-210311_C01_Brick Pier Type 1 - Feature Band Details
NPD-Z1-DAY-G251-De-XX-210312_P02_Brick Pier Type 2 - Feature Band Details
NPD-Z1-DAY-G251-De-XX-210312_P02_Brick Pier Type 2 - Feature Band Details
NPD-Z1-DAY-G251-De-XX-210313_P02_Brick Pier Type 3 - Feature Band Detail
NPD-Z1-DAY-G322-De-XX-310300_C01_External Openings - Curtain Wall Details
NPD-Z1-DAY-G322-De-XX-310301_P02_External Openings - Window Details (1)

Condition 18a (Environmental Standards Statement):

The wording of Condition 18a is as follows:

"Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve carbon savings".

To support the partial discharge of Condition 18 in respect of part (a) only , please find enclosed:

- Environmental Standards Statement (Revision P03 (dated 17 February 2026) prepared by Hoare Lea.

Condition 28 (Habitat Management):

The wording of Condition 28 is as follows:

"Prior to above ground development commencing, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter".

To support the full discharge of Condition 28, please find enclosed:

- Habitat Management and Monitoring Plan (Ref: 17956_R02_SC) (dated 19 January 2026) prepared by Tyler Grange; and
- Updated Statutory Biodiversity Net Gain Metric (dated 15 January 2026).

Summary

The Application has been submitted through the Planning Portal under application Ref. PP-14832880.

A fee has been paid to Manchester City Council for £309, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written agreement that the enclosed information is sufficient to allow the full discharge of Conditions 3 (Samples) and 28 (Habitat Management), and partial discharge of Condition 18 (Environmental Standards Statement) in respect of part (a) only, as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Eve Grant (evgrant@deloitte.co.uk / 0161 455 6483), Charlotte Maynard (cpmaynard@deloitte.co.uk / 0113 292 1640) or Lottie Hales (lohales@deloitte.co.uk / 07345029777).

Yours sincerely

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