

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no.</b>         | 144826/NMC/2025                                                                                                                                                                                        |
| <b>Date registered valid:</b>  | 23 December 2025                                                                                                                                                                                       |
| <b>Proposal:</b>               | Non-material amendment to planning approval reference 143740/FO/2025 to amend the time trigger of Conditions 26 (Planting in proximity to the culvert) and 28 (Habitat Management and Monitoring Plan) |
| <b>Address:</b>                | Site Of The Temporary Block 29 At The Christie Hospital, Wilmslow Road, Manchester, M20 4BX                                                                                                            |
| <b>Ward(s):</b>                | Withington Ward                                                                                                                                                                                        |
| <b>Applicant:</b>              | Northern Pathology Developments Ltd                                                                                                                                                                    |
| <b>Agent (if any):</b>         | Miss Charlotte Maynard, Deloitte                                                                                                                                                                       |
| <b>Case officer:</b>           | David Lawless<br>Tel: 0161 234 4543<br>Email: david.lawless@manchester.gov.uk                                                                                                                          |
| <b>Recommendation:</b>         | Approve                                                                                                                                                                                                |
| <b>Date of recommendation:</b> | 5 January 2026                                                                                                                                                                                         |

---

#### Application details

**Type of application:** Non-Material Change Application

**Development type:** Notifications

**Standard consultations:**  
No consultations have been printed and sent.

**Neighbour notifications**  
No neighbour notifications have been printed and sent.

**Site notice**  
No site notice has been produced

**Press advert**  
No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building/area**

The site comprises the existing Block 29, known as the Derek Crowther Building, within the Christie Hospital estate. This building currently accommodates a mix of clinical and non-clinical facilities associated with the hospital.

The site is situated to the northeast of the main Christie Estate and is bounded by a private hospital access route to the south, residential development to the west, and local amenities and retail units to the north. Wilmslow Road runs immediately along the eastern boundary.

To the north of the Christie Hospital lie local shops and retail units line along Wilmslow Road. Beyond this, lies Withington District Centre. To the west of the site is a multi-storey car park serving the hospital, alongside a residential nursing and dementia care home. Further west, beyond Palatine Road, the area is predominantly residential in character.

To the east, across Wilmslow Road, is Withington Dental Care Centre, with the surrounding area characterised by relatively low-density, two-storey residential properties. To the south, beyond Cotton Lane, is the Manchester Cancer Research Centre.

**Listed building:** No

**Conservation area:** Withington Conservation Area 1983

**Tree Preservation Order:** No

**Description of development**

The applicant obtained planning permission in November 2025 (ref: 143740/FO/2025) to erect a new pathology facility and associated clinical accommodation (Use Class C2) following the demolition of Block 29.

The applicant is now applying to vary the trigger for the submission of information in connection with conditions 26 and 28. At present they read as follows:

*26) Prior to the commencement of the development hereby approved, a detailed landscaping strategy for planting in proximity to the culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a layout drawing showing:*

*-A no-planting strip directly above the culvert and of the same width as the culvert.*

*-Planting outside of the no-planting strip should be designed in accordance with Section 6/Annex 1 species easements and Section 6.6. root protection of the document standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf*

*-Show the appropriate easements and species choice, with annotations summarising how they are in line with the guidance.*

*The agreed landscaping strategy shall only be implemented in accordance with the agreed details.*

*Reason - To protect culverted watercourse assets from damage and flood risk in line with Policy EN4 of the Manchester Core Strategy and policy JP-S4 of the Places for Everyone Joint Development Plan Document*

and

*28) Prior to the commencement of development, 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.*

*Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

It is proposed that the conditions read as follows, with the revised text in red:

*26) **Prior to above ground development commencing**, a detailed landscaping strategy for planting in proximity to the culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a layout drawing showing:*

- A no-planting strip directly above the culvert and of the same width as the culvert.*
- Planting outside of the no-planting strip should be designed in accordance with Section 6/Annex 1 species easements and Section 6.6. root protection of the document standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf*
- Show the appropriate easements and species choice, with annotations summarising how they are in line with the guidance.*

*The agreed landscaping strategy shall only be implemented in accordance with the agreed details.*

*Reason - To protect culverted watercourse assets from damage and flood risk in line with Policy EN4 of the Manchester Core Strategy and policy JP-S4 of the Places for Everyone Joint Development Plan Document.*

and

*28) **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.*

*Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

## **Consultations & Notification Responses**

n/a

## **Policies**

The following policy and guidance is considered relevant to the consideration of this application.

- a) Saved policies WB2, DC18.1, DC19.1 of DC26 of the UDP;
- b) Policies SP1, DM1, EC1, EC2, EC9, T1, T2, C10, EN1, EN3, EN4, EN8, EN9, EN14-19 of the Manchester Core Strategy
- c) Policies JP-S1, JP-S2, JP-P1, JP-P6, JP-C1, JP-C3, JP-C5, JP-C6, JP-S5, JP-G2, JP-G6, JP-G8 of Places for Everyone Joint Development Plan.
- d) The Christie SPF (2014)
- e) Manchester's Green and Blue Infrastructure Strategy (2022)
- f) The Guide to Development in Manchester (SPD)
- g) National Planning Policy Guidance (2024 and draft 2025).

## **Issues**

**Residential and Visual Amenity** – The proposed amendments to the triggers for submitting the detailed landscaping strategy and the 30-year Habitat Management and Monitoring Plan will not adversely affect the levels of residential or visual amenity experienced within the vicinity of the site.

**Pedestrian and Highway Safety** – The revised triggers for the submission of the detailed landscaping strategy and the 30-year Habitat Management and Monitoring Plan will not compromise pedestrian or highway safety within the surrounding area.

**Landscaping and Ecology** – Adjusting the triggers for the submission of the detailed landscaping strategy and the 30-year Habitat Management and Monitoring Plan will not diminish the quality of the final landscaping scheme or the delivery of biodiversity enhancements

## **Other Legislative Requirements**

**Equality Act 2010** – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The details of the proposed amendments are:-

a) Amendments to the trigger for the discharge of the Condition 26 (Planting in proximity to the culvert)

and

b) Amendments to the trigger for the discharge of the Condition 28 (Habitat Management and Monitoring Plan)

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) Condition 26) Prior to above ground development commencing, a detailed landscaping strategy for planting in proximity to the culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a layout drawing showing:

-A no-planting strip directly above the culvert and of the same width as the culvert.

-Planting outside of the no-planting strip should be designed in accordance with Section 6/Annex 1 species easements and Section 6.6. root protection of the document standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf

-Show the appropriate easements and species choice, with annotations summarising how they are in line with the guidance.

The agreed landscaping strategy shall only be implemented in accordance with the agreed details.

Reason - To protect culverted watercourse assets from damage and flood risk in line with Policy EN4 of the Manchester Core Strategy and policy JP-S4 of the Places for Everyone Joint Development Plan Document.

4) Condition 28) 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.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

## **Appendix 1 – List of consultees & neighbours notified**

N/A

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Withington Conservation Area 1983

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA