

Northern Pathology Development NMA Application

DAY



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Revision	Description	Drawn By	Checked By	Issue Date
01	Initial Report	JP	CM	16.01.2026
02	Revised to comments.	JP	CM	19.01.2026
03	Updated to revised layouts.	JP	CM	28.01.2026

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Introduction

01

01 Introduction

Introduction

This document accompanies an application for a non-material amendment to the approved development at the Northern Pathology Department, The Christie Hospital, Manchester, 143740/FO/2025.

Planning permission was granted for the development of the Northern Pathology Department within the established Christie Hospital campus. Through the design evolution of the scheme, it has become apparent that some minor amendments to the are needed, these include changes to external works, landscaping and the louvres on Level 2.

The proposed non-material amendment is limited in scope and relates solely to minor, necessary revisions to the approved drawings arising from detailed technical coordination and construction requirements. Where possible, the amendments have been made to reduce the impact of the development on neighbouring properties, and do not constitute a change to the design intent of the approved scheme. The changes do not alter the description of development and result in no change to the scale, siting, massing, use of the building and access arrangements, or the operation of the wider hospital site.

On this basis, the proposed amendments are deemed to be non-material in nature and appropriate for consideration under Section 96A.

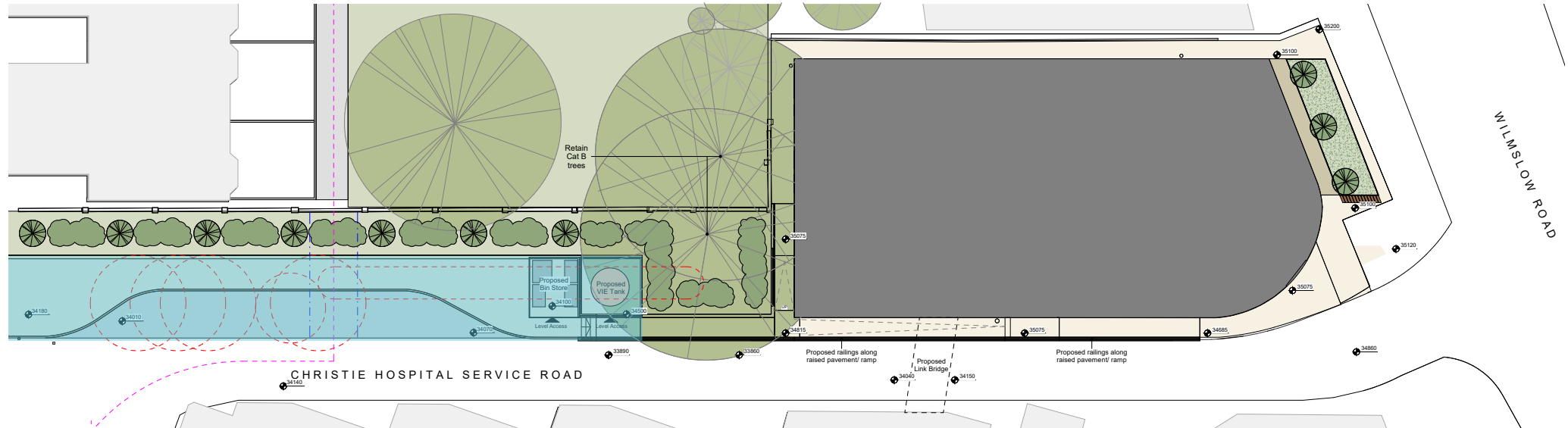


Proposed Design Amendment A

02

02 Proposed Design Amendment A

Amendment Plan



Proposed Amendment A: External works layby including addition of the generator

1 – Layby and bin store location

One of the principal challenges encountered with the external works has been avoiding the tree root protection zones. As the design was developed in greater detail, it became apparent that the slab for the bin store and tank would need to be relocated further west to avoid them. This adjustment has resulted in a reduction in the size of the layby; however, this is not anticipated to cause any issues, as the original layby provision was extended from the required 12m dimension to accommodate a turning circle from the service yard. With the new arrangement, the layby meets the original 12m required and still accommodates the turning circle.

2 – Omission of the nitrogen tank, replacing with a generator

As part of wider Hospital campus works a decision was taken by the Christie Hospital Trust to relocate the nitrogen tank directly to the opposite side of the road, adjacent to the existing hospital buildings. During the subsequent design development, additional requirements relating to power supply provision were identified. In particular, the proposed pathology building requires both essential and non-essential power supplies. The Trust's Facilities Management team has confirmed that the existing hospital electrical infrastructure does not have sufficient capacity to provide the required essential power supply to the new building. As a result, the provision of a dedicated standby generator is necessary to support the development.

Following a series of design reviews involving the project team, specialist consultants and the Trust, it was concluded that the only feasible solution is for the generator system to be located externally. Given the spatial constraints of the site, the generator has been designed to be as compact as practicable. As illustrated in the submitted sections, the generator will be effectively screened from surrounding residential viewpoints and will be significantly less visually prominent than the nitrogen tank previously included under the approved

permission.

A low-noise acoustically packaged generator selection is proposed to reduce noise at source as far as practically possible. This includes a proprietary acoustic enclosure and silencers to control noise emissions. An assessment of noise egress from the proposed generator to nearby noise sensitive premises has been carried out. The predicted noise egress levels meet with the emergency/stand-by plant noise criteria (as per Planning noise report dated 24 July 2025) during the day. It is not expected to be feasible to meet the emergency/stand-by criterion at night despite all reasonable noise mitigation measures, such as unit selection, location and screening having been considered. It is proposed that any routine testing be limited to be during the day only to reduce the risk of noise impact on the nearby residents.

3 – Addition of a fence

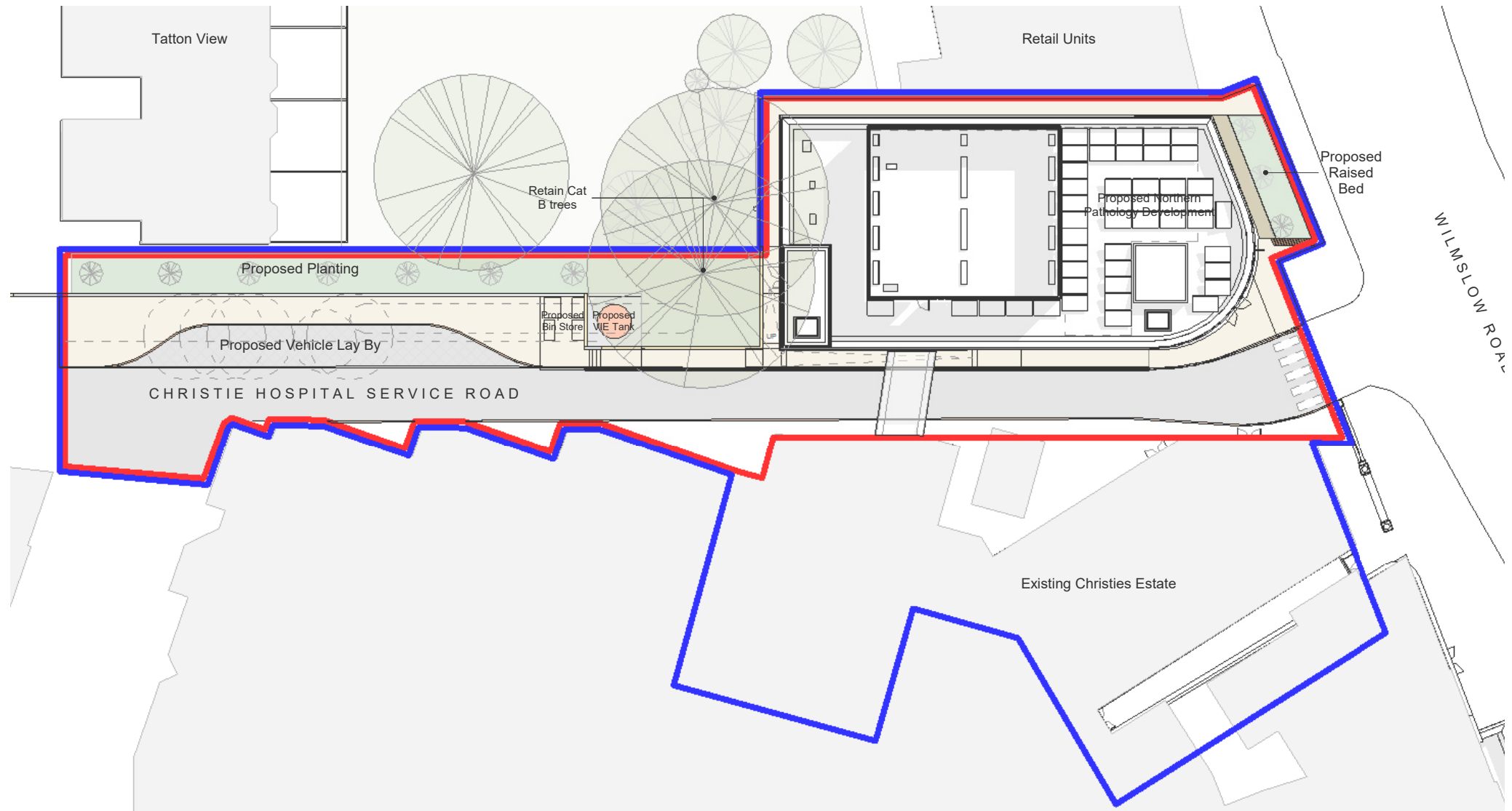
A fence has been introduced along the interface between the landscaped area adjacent to the layby and the neighbouring residential gardens. This will clearly define the site boundary and safeguard residential amenity by providing effective visual screening for adjacent properties. In addition, the fence will contribute to the mitigation of noise impacts arising from the service road and generator, thereby reducing potential effects on nearby dwellings.

4 – Additional green space

Following the amendment to the layby arrangement, an opportunity was identified to incorporate additional landscaped green space, as illustrated on the proposed site plan. This additional planting will enhance visual amenity within the site and increase the soft landscaping provision.

02 Proposed Design Amendment A

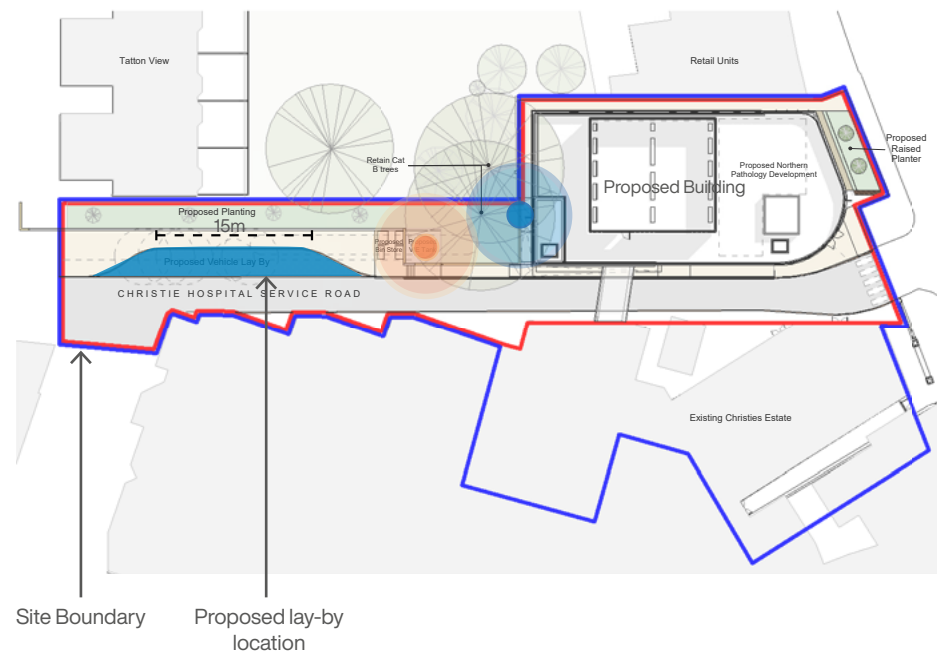
Approved Plan



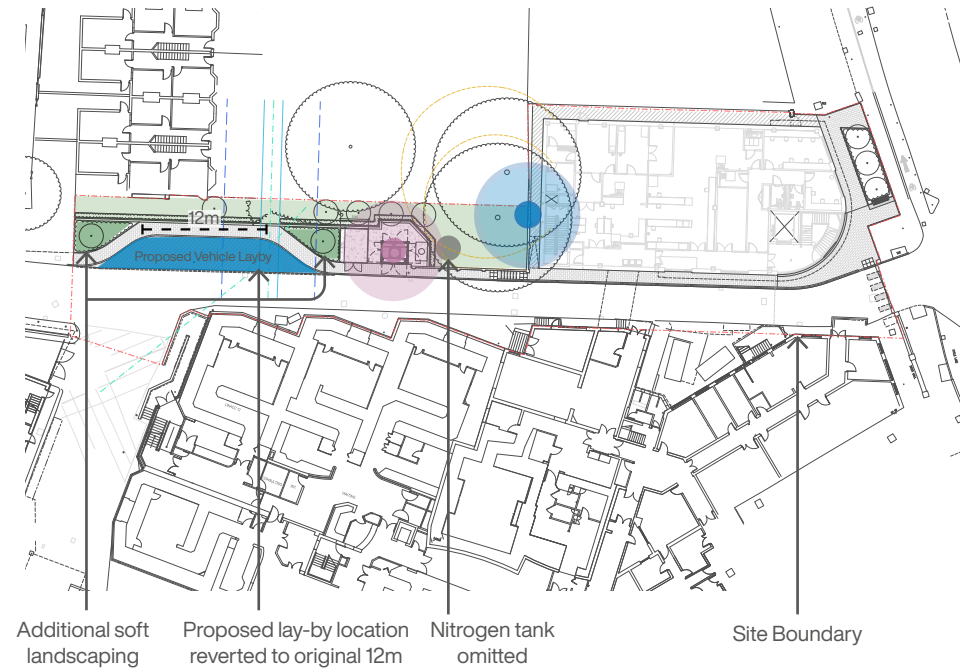
02 Proposed Design Amendment A

Design Amendments

Approved External Works

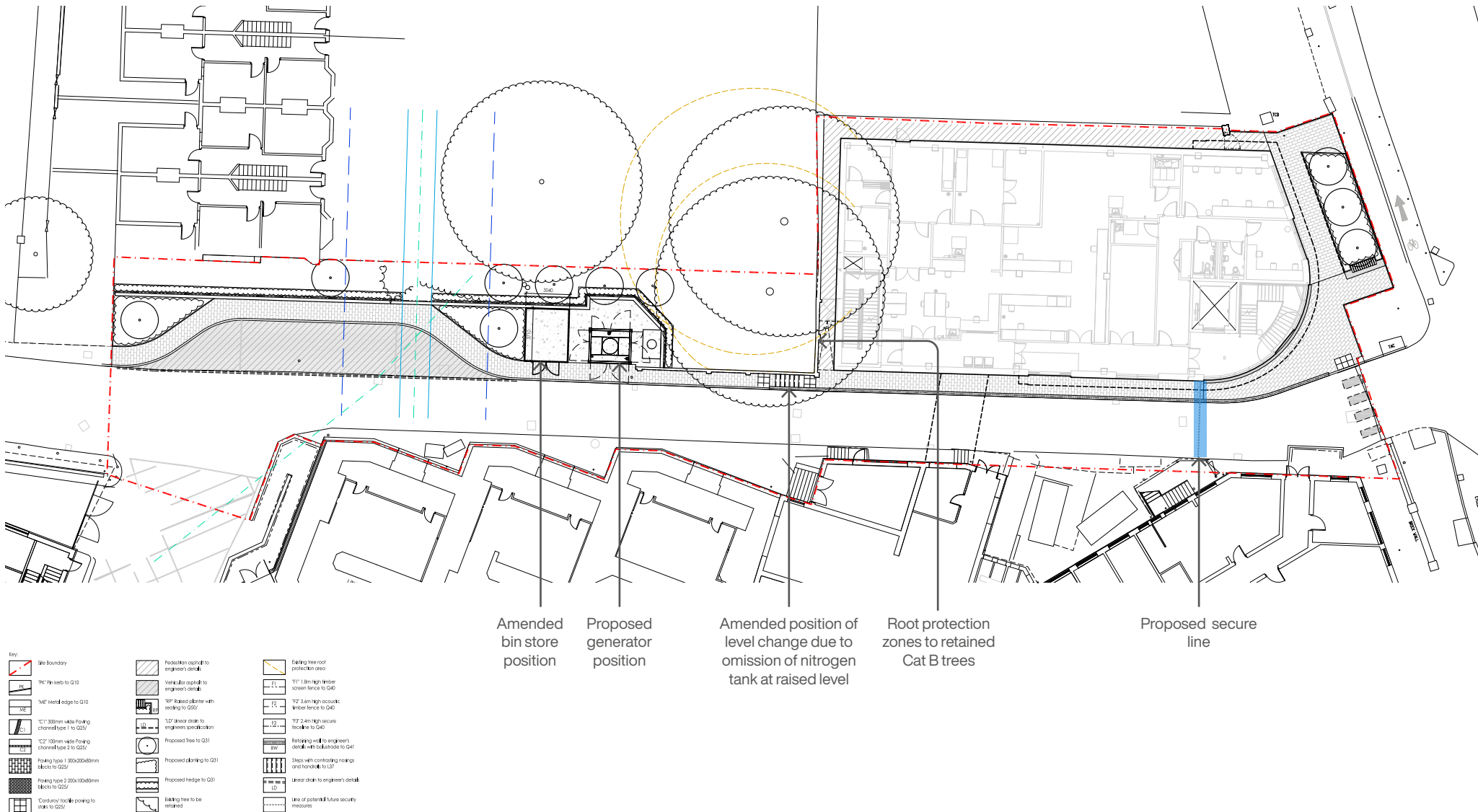


Proposed External Works



02 Proposed Design Amendment A

Proposed Site Plan



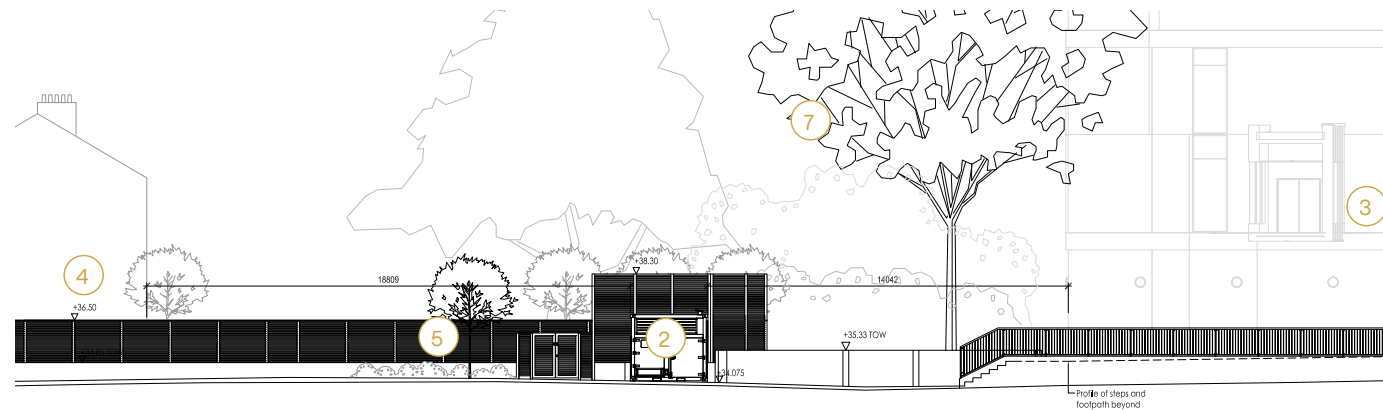
02 Proposed Design Amendment A

Tank Location

- ① Approved tank location
- ② Proposed generator location
- ③ Proposed building
- ④ Adjacent housing
- ⑤ Proposed planting barrier
- ⑥ Minimum distance for tank from residential buildings (3m)
- ⑦ Retained trees to provide visual screening



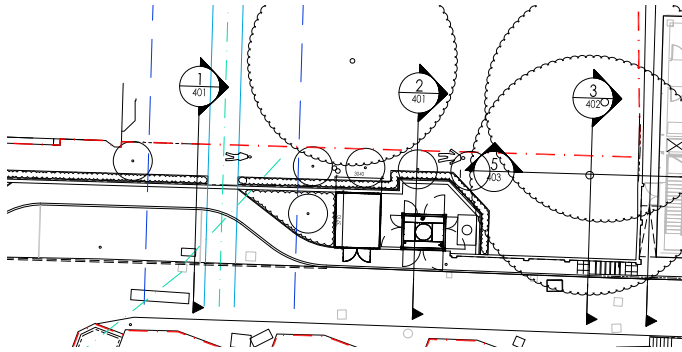
Proposed Tank Location



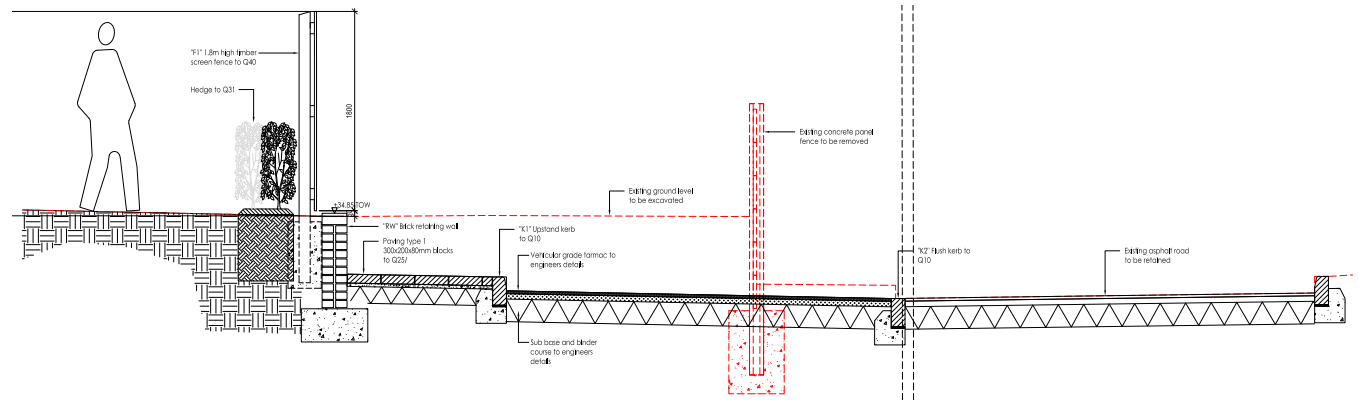
Proposed Generator Location

02 Proposed Design Amendment A

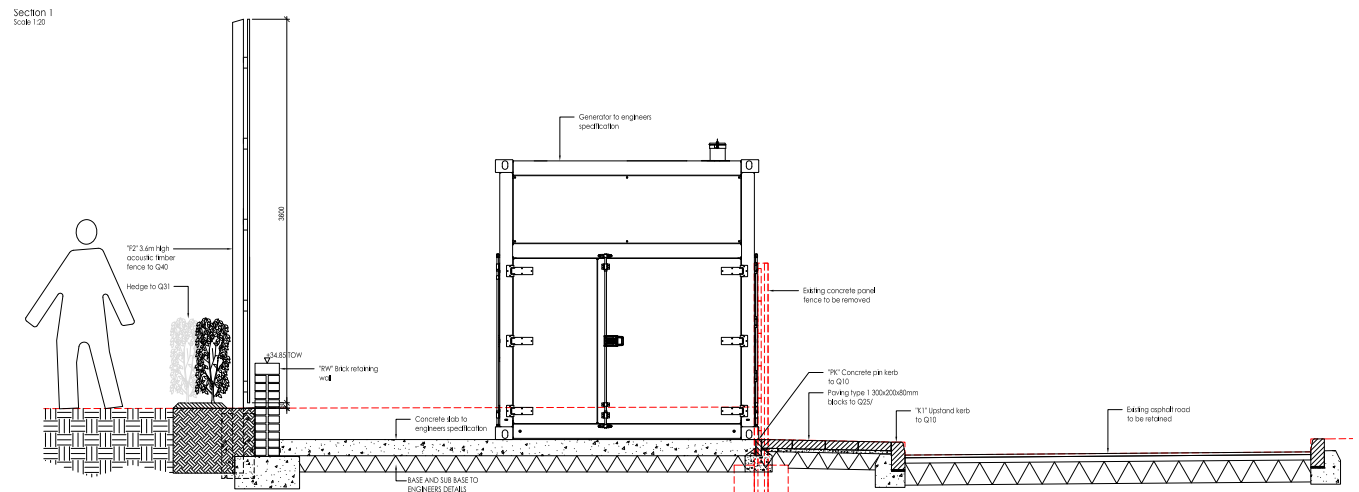
Proposed External Works - Generator Section



Key Plan



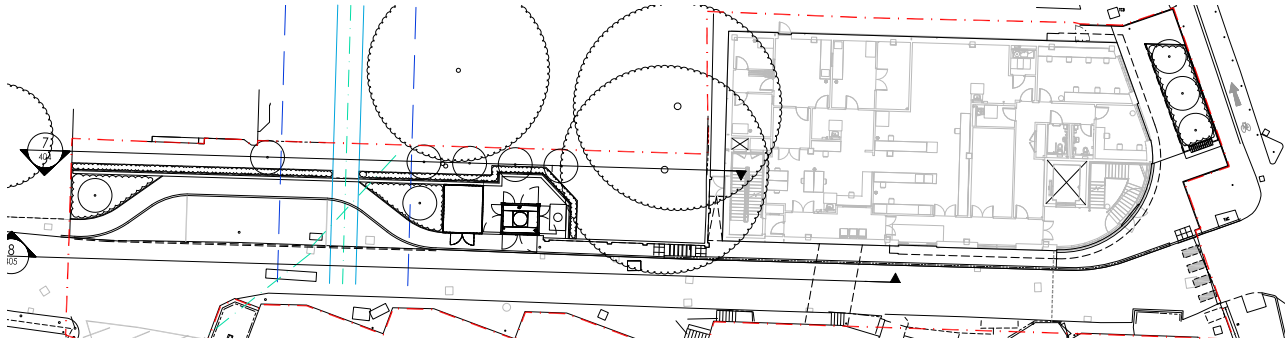
Section 1 - Raised Bed to LayBy (Including Proposed Fence)



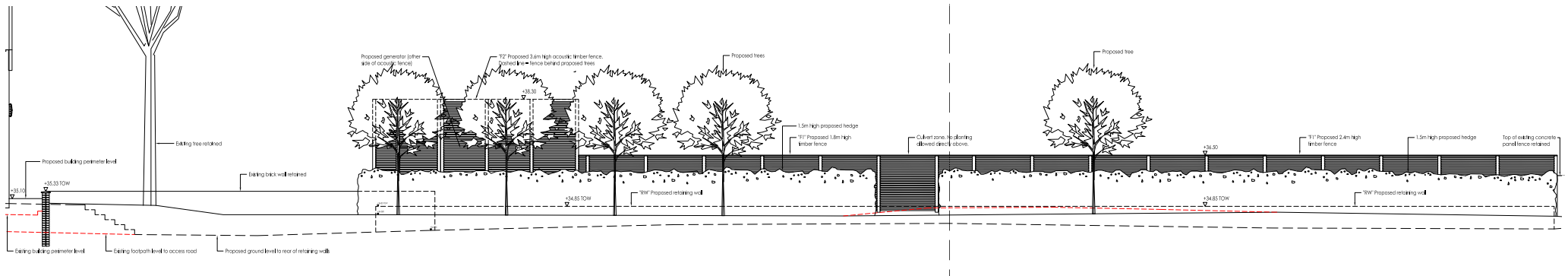
Section 2 - Raised Bed to Generator (Including Proposed Fence)

02 Proposed Design Amendment A

Proposed External Works - Landscaping



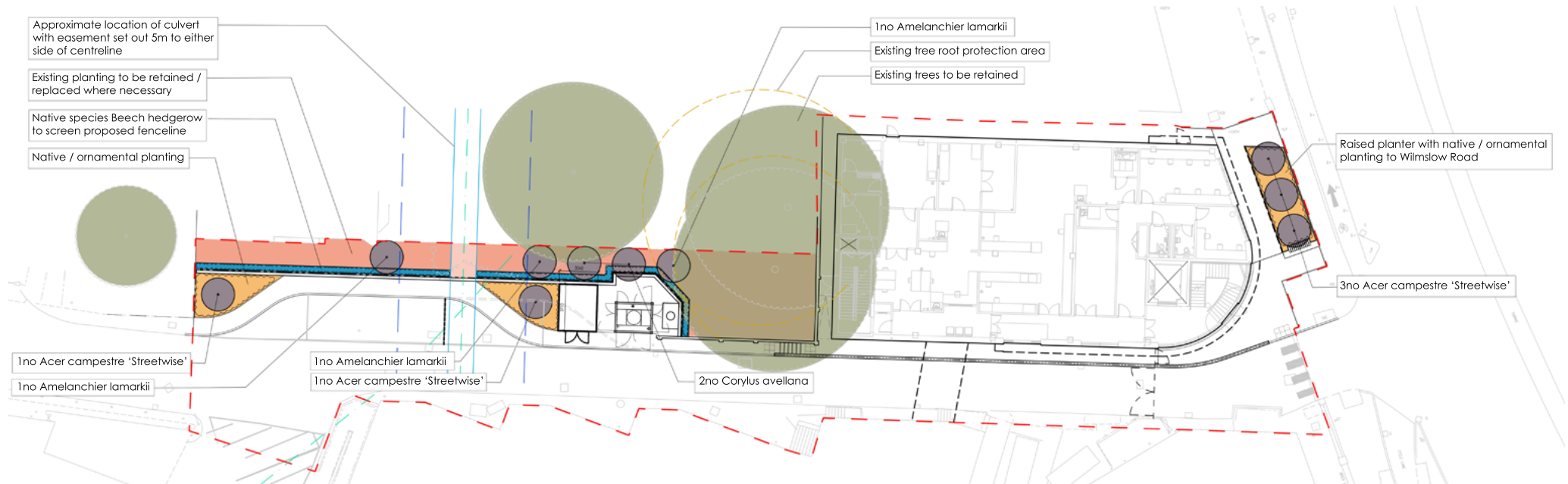
Key Plan



Section 7 - Landscaping Elevation from Tatton View

02 Proposed Design Amendment A

Proposed Soft Landscaping Plan



Soft Landscape Types

Native / Ornamental Planting

A mixture of native and ornamental species is proposed in these areas to provide a balance of biodiversity and aesthetic value. Seasonal interest, texture and scent will be considered alongside selecting plants suitable to the current and future climate.

Native Species Beech Hedgerow

A native species Beech hedgerow is proposed to the Tatton Grove side of the proposed screen fence. This will help to screen the new development from the neighbouring properties while softening the impact of the timber fenceline. The hedgerow will also provide valuable linear habitat.

Proposed Trees

Proposed trees will be selected from native species to suit their individual location. Species will include clear stem semi-mature and multi-stemmed varieties to diversify forms.

Retained / Replaced Existing Planting

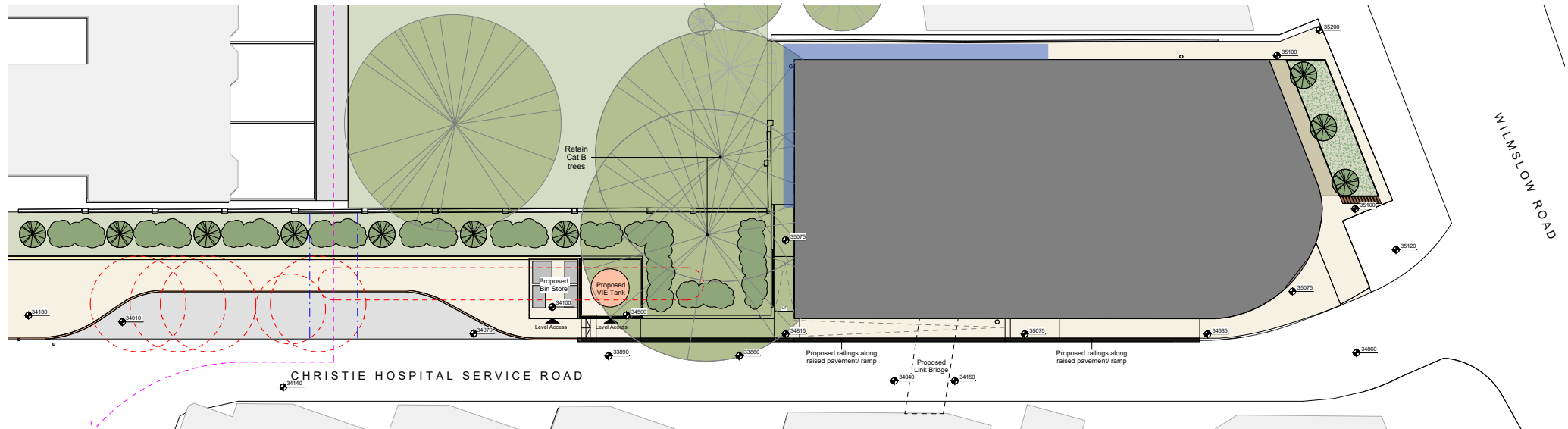
Planting to the northern edge of the proposed fenceline / hedgerow will be retained as much as possible to maintain existing screening. Where this planting is damaged through construction, replacement will be made from the 'Native / Ornamental Planting' species mix.

- Site Boundary
- Native / Ornamental Planting
- Native Species Hedgerow
- Proposed Tree (9no)
- Existing Tree

Proposed Design Amendment B

03 Proposed Design Amendment B

Amendment Plan



Proposed Amendment B: Louvre setting out

The approved elevations currently show two louvres on the west elevation. However, following further detailed design development, it became evident that this arrangement did not fully satisfy the requirements of the relevant HTM guidance, the approved fire strategy, or the acoustic strategy.

In relation to HTM requirements, the guidance specifies maximum permissible air velocities through louvres. It was determined that compliance with these limits could not be achieved with only two louvres located on the west elevation.

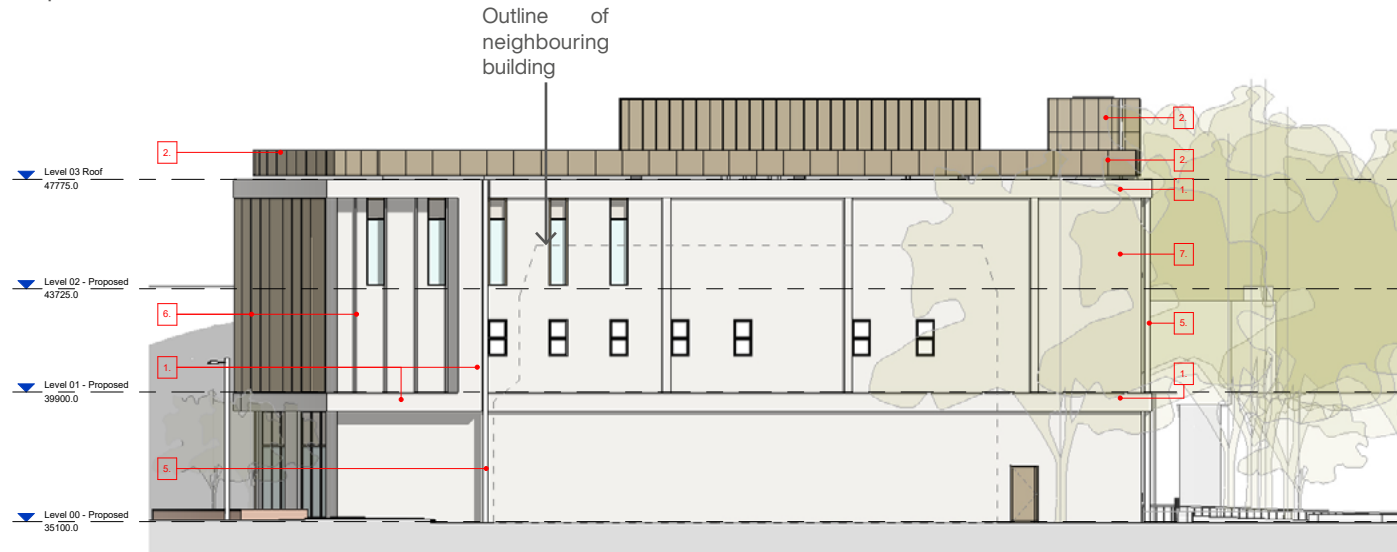
With regard to fire safety, the building is subject to restrictions on the maximum extent of unprotected area due to its proximity to adjacent buildings. Under the previously indicated arrangement, the size of the two west-facing louvres exceeded the allowable percentage of unprotected area. The introduction of two additional louvres on the north elevation enables the overall louvre area to be distributed more evenly, allowing each opening to be reduced in size and brought into compliance with the unprotected area limits set out in the fire strategy.

From an acoustic perspective, reliance on only two louvres would necessitate increased air velocities, resulting in noise levels exceeding those permitted under the approved acoustic strategy. In addition, in-duct attenuators will be provided to ensure that the plant noise egress criteria are still achieved.

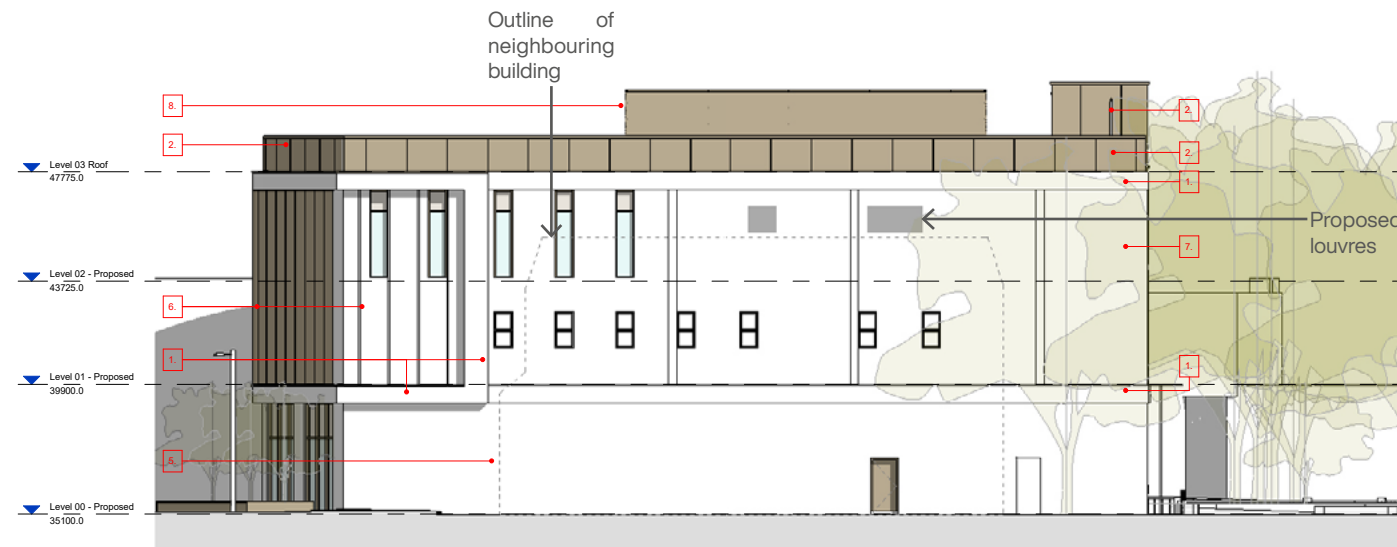
Distributing the louvres across both the west and north façades provides an optimal technical solution, allowing face velocities to remain within HTM limits, maintaining compliance with the acoustic strategy, and ensuring adherence to the fire safety requirements. This revised arrangement represents the most appropriate and balanced design approach, addressing all technical constraints while minimising potential impacts on neighbouring properties and preserving the visual character of the building.

03 Proposed Design Amendment B

Proposed Elevations

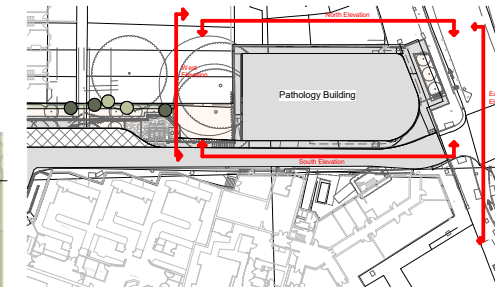


Approved North Elevation



Proposed North Elevation

NMA | Northern Pathology Development



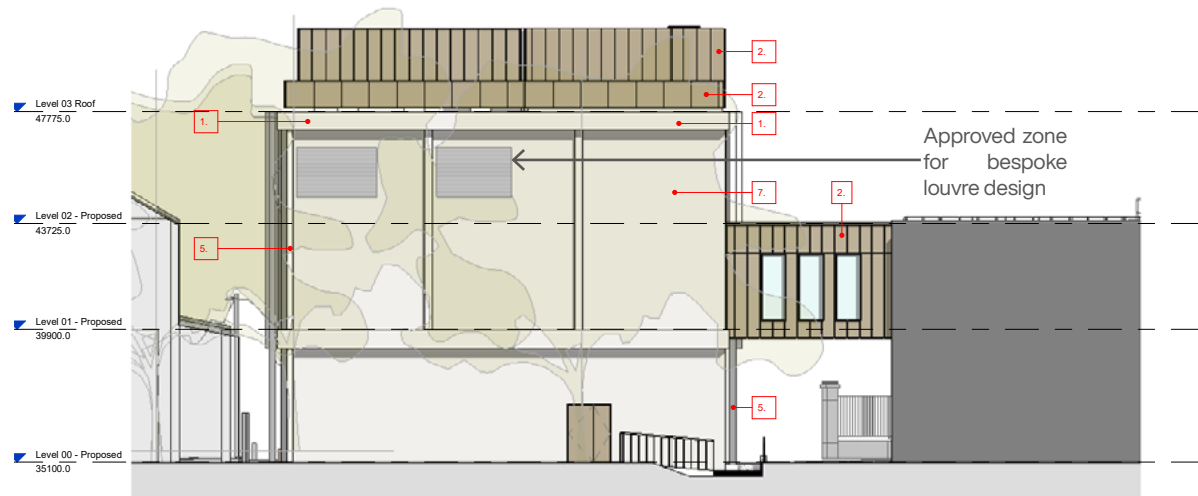
Elevation Key

MATERIALS KEY

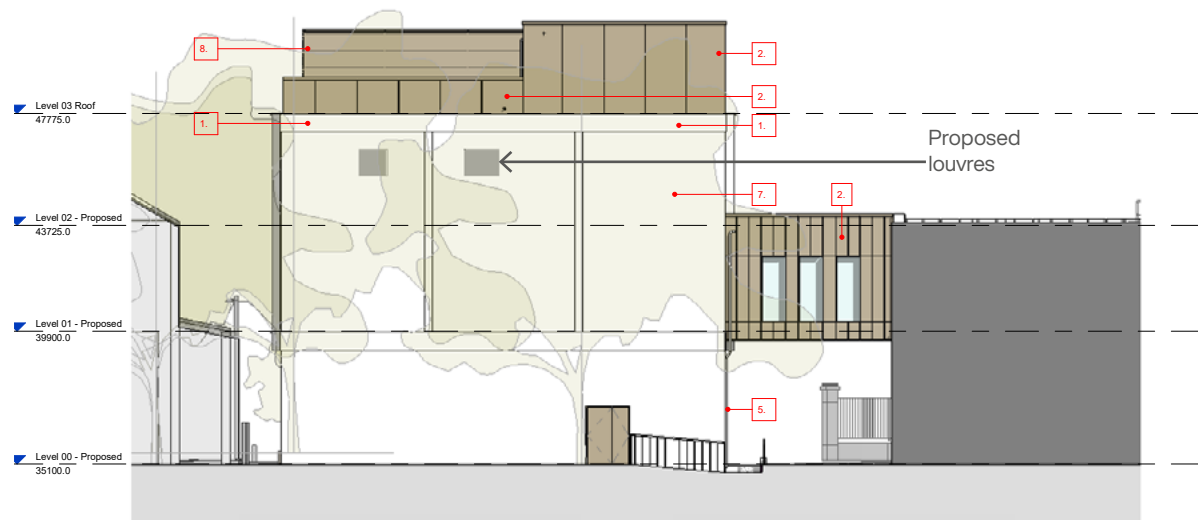
1. Brick - vertical stacked bond brick with light grey mortar
2. Anodised aluminium panels - bronze effect
3. Curtain walling system
4. Full height glazing with back obscured back painted glass spandrel panels
5. Aluminium rainwater pipes, quantity and locations TBC
6. Curtain walling vertical fins
7. Multi buff brick with light mortar

03 Proposed Design Amendment B

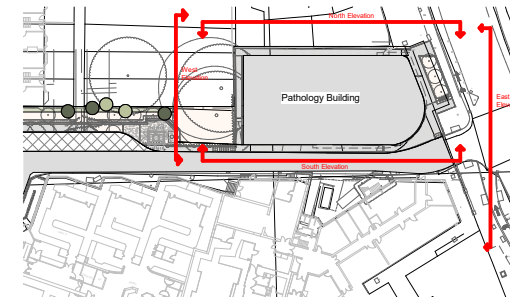
Proposed Elevations



Approved West Elevation



Proposed West Elevation



Elevation Key
1 : 500

MATERIALS KEY

1. Brick - vertical stacked bond brick with light grey mortar
2. Anodised aluminium panels - bronze effect
3. Curtain walling system
4. Full height glazing with back obscured back painted glass spandrel panels
5. Aluminium rainwater pipes, quantity and locations TBC
6. Curtain walling vertical fins

Concluding Statement

04 Concluding Statement

Concluding Statement

The proposed non-material amendments to the Northern Pathology Department at The Christie Hospital are minor, technical revisions arising from detailed design development and coordination requirements. They are limited in scope and do not alter the approved scheme's overall design, scale, siting, massing, use, or operational arrangements.

The amendments—including adjustments to the layby and bin store, the introduction of a boundary fence, the replacement of the nitrogen tank with a dedicated standby generator, the provision of additional green space, and the redistribution of louvres across the façades—serve to ensure compliance with technical standards, safeguard residential amenity, and enhance visual and acoustic outcomes.

Overall, the changes are consistent with the original design intent, result in no material impacts on neighbouring properties or the wider hospital site, and are therefore appropriately considered as non-material amendments under Section 96A.



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