

22 December 2025

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 4, 5a and 23 of Planning Permission Ref:
143740/FO/2025**

Please find enclosed an application for the full discharge of Conditions 4 (Construction Management) and 23 (Surface Water Drainage), and partial discharge of Conditions 5 (Local Benefits) in respect of part (a), attached to Planning Permission Ref: 123630/FO/2019 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 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 4, 5a and 23 of Planning Permission Ref. 143740/FO/2025.

Condition 4 (Construction Management)

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

The wording of Condition 4 is as follows:

“Prior to the commencement of development and notwithstanding the details submitted, an updated Construction Management Plan outlining working practices during development works shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials;*
- *Site hoarding; scaffolding and acoustic fencing;*
- *A dilapidation survey for public pavement adjoining the development site.*

The development shall only be carried out in accordance with the approved construction management plan.”

To support the full discharge of Condition 4, please find enclosed:

- Construction Environment Management Plan, prepared by Renaker; and
- Public Dilapidation Survey prepared by Renaker.

Condition 5a (Local Benefits)

The wording of Condition 5a is as follows:

“Notwithstanding details submitted, prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives”*

To support the partial discharge of Condition 5, in respect of part (a), please find enclosed a Local Benefit Proposal, prepared by Renaker. This includes detailed KPI Targets for the duration of the project.

Condition 23 (Surface Water Drainage)

The wording of Condition 23 is as follows:

“Notwithstanding details submitted, prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

-Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

-Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

-Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.

-A finalised drainage layout showing all components, outfalls, levels and connectivity.

-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

-Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

-A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

-Construction details of flow control and SuDS elements.

-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies.”

Prior to determination of Permission ref. 143740/FO/2025, DeSimone as the Drainage Consultant for the Project, engaged with Flood Risk Management (FRM) in order to address a series of queries in respect of Surface Water Drainage. A revised Drainage Strategy Report (ref. Outline Drainage Strategy Report - NPD-Z1-DCE-G580-RP-XX-9060 – Rev P03) was also issued for their consideration, which includes all requirements of Condition 23.

This document was subsequently approved by the FRM Team, with a recommendation that the drainage to be constructed in accordance with this Drainage Strategy Report. It has been confirmed via email correspondence from the Case Officer, on 10th December 2025, that no further information would need to be submitted in order to discharge Condition 23.

For completeness, it was also agreed that this would be acknowledged on this Notice of Discharge of Conditions.

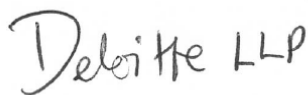
Summary

The Application has been submitted through the Planning Portal under application Ref. PP-14584571.

A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal (£85), 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 4 and 23, and partial discharge of Condition 5 in respect of part (a) as outlined above.

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

Yours sincerely



Deloitte LLP

Enc.