

04 March 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 Non-Material Amendment Planning Permission Ref: 143740/FO/2025

On behalf of our client, Northern Pathology Developments Ltd (the “Applicant”), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment (“NMA”) Application to amend the design (including changes to external works, landscaping and the louvres on Level 2) attached to Planning Permission Ref: 143740/FO/2025.

1 The Site

The Site is located to the northeast of the existing Christie Estate in Withington. The Site is bound by a private access route for the Christie to the south, residential development to the west, and local amenities and retail units to the north. Wilmslow Road borders the Site immediately to the east, which includes a partially segregated cycle lane (‘the Site’).

2 Planning History

Planning permission for the Northern Pathology Development was granted on 20th November 2025 (ref: 143740/FO/2025) (the “Planning Permission”). The Planning

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Permission provides consent for the creation of a 3-storey building clinical building to house the Christie Pathology Partnership (“CPP”), a joint venture providing pathology services to all Christie patients and in support of Cancer patients across the wider Greater Manchester health economy. It will house biochemistry and blood science laboratories which will support the wider Greater Manchester network for a very small number of specialist tests; however, the vast majority of work is for patients of the Christie.

The description of the Development for the Planning Permission (ref:143740/FO/2025) is as follows:

“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”

On 6th January 2026, an NMA Application was approved to amend the time trigger of Conditions 26 (Planting in proximity to the culvert) and 28 (Habitat Management and Monitoring Plan). The time trigger was altered from “*prior to the commencement of development*” to “*prior to above ground development commencing*”.

3 Proposed Amendments

Following the grant of Planning Permission, the Applicant has undertaken further detailed design development. As a result of this process, a number of architectural and landscaping amendments are proposed to support the development of the consented scheme.

The proposed amendments that are the subject of this Application are summarised here and set out in detail below:

- External Works and Landscaping amendments, including:
 - Reduction in the size of the layby;
 - Omission of the nitrogen tank, and replacement with a generator;
 - Addition of a fence between the interface of the neighbouring residential properties and the landscaped area adjacent to the layby; and
 - Provision of additional landscaped green space.
- Amendments to the building façade, including:

- A reduction in size of the currently approved louvres on the west elevation; and
 - Introduction of two additional louvres to the north elevation.
- Update to Condition wording.

3.1 External Works and Landscaping

Various amendments to landscaping and external works are required following detailed design development, summarised as follows:

Reduction in the size of the layby

In order to accommodate tree root protection zones and safeguard the existing trees on Site, it is proposed that the layby be reduced in size from 15m to 12m. The revised layby will still accommodate the required 12m turning circle needed for servicing vehicles.

Additional landscaped green space

Additional landscaped green space is proposed either side of the layby to enhance the visual amenity of the Site.

Omission of the nitrogen tank and replacement with a generator

Design

Through further design and supporting technical development, it has been concluded that the nitrogen tank, as previously included within the approved proposals, does not need to be located in proximity to the Pathology building. The removal of the nitrogen tank from the proposals will provide a betterment to the general visual amenity of the Proposed Development from nearby residential developments.

At present, the existing hospital electrical infrastructure does not have sufficient capacity to provide the required energy supply to the proposed Pathology building. Therefore, to support the energy requirements needed to power the proposals, a dedicated, externally located, generator is required which is proposed to be located in the former location of the proposed nitrogen tank.

In order to minimise the visual impact of the generator, it will be located at ground level in close proximity to the bin store and proposed fence. The generator would be enclosed by an acoustic container with silencer on the exhaust path which will also enhance aesthetics and security, in a way to minimise its visual impact and ensure good design can be achieved.

Noise Disturbance

To reduce noise at the source, a low-noise acoustically packaged generator is proposed (Himoinsa HPCW-505 T5 unit), which includes an acoustic enclosure and silencers to control noise emissions.

The generator will only run in an emergency or during periodic short-term test runs, ensuring that any potential noise impact will be short-term, and only when it is necessary.

The location of the generator has been carefully considered so as to minimise noise impact to nearby residential uses. Relocating the generator to the rooftop was initially explored however this would require significant mitigation to nearby noise sensitive premises. Therefore, it has been concluded that the generator will be located at ground level.

The Generator Plant Noise Egress Assessment prepared by Sandy Brown, submitted as part of this Application, explains that the proposed generator will limit at 68dB (instead of 65dB (daytime) and 60dB (night-time) in compliance with MCC criterion). To aid in the reduction of noise created by the proposed generator, the bin store and fence close to the generator will be increased in height to provide sufficient screening, such that the criterion during the day can be achieved.

However, it is not expected to be practicable to meet the criterion at night, as despite the betterment of 3dB, if the generator was to run at night during an emergency, the predicted noise level at 1 m from the facade of the nearest noise sensitive premises would still exceed the criteria by 5dB.

Cognisant of this, it is acknowledged that a relaxation of levels relative to MCC criterion will be needed. It is proposed that details of noise egress levels for the generator, dates and times of testing and proposed mitigation measures be formalised through the discharge of Condition 25(b) attached to Planning Permission (ref:143740/FO/2025) in order to ensure that perceptible noise impacts are appropriately minimised and mitigated. Condition 25(b) reads as follows:

“Details of noise levels for emergency plant items (including the days and times of testing) shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only operate in accordance with the agreed details.”

3.2 Amendments to the building façade

In order to satisfy Health Technical Memorandum ('HTM') requirements, and ensure alignment with the approved Planning Noise Report prepared by Sandy Brown in support of Planning Permission (ref:143740/FO/2025), the following amendments are required:

A reduction in size of the currently approved louvres on the west elevation and introduction of two additional louvres to the north elevation are proposed

Following further detailed design development, it was determined that the two louvres on the west façade would not be sufficient to comply with the maximum permissible air velocities required by HTM guidance.

In respect of fire safety, as the building is subject to restrictions on the maximum extent of unprotected areas 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

From an acoustic perspective, reliance on only two louvres would necessitate increased air velocities, resulting in noise levels exceeding those permitted under the approved Planning Noise Report.

It has been concluded that introducing two additional louvres on the north elevation, and reducing the size of the louvres on the west elevation, redistributing the total opening area would provide the most appropriate technical solution, ensuring compliance with the Planning Noise Report and adherence to both fire safety and HTM requirements.

For further details, please refer to the 'Northern Pathology Development – NMA Application' document prepared by Day Architectural, submitted in support of this Application.

3.3 Summary

It is considered that the changes to the approved scheme are non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the Proposed Development approved through Planning Permission ref. 143740/FO/2025;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission ref. 143740/FO/2025; and
- The changes are not contrary to any national or local policies.

4 Update to Condition wording

A number of supporting documents have been submitted as part of this Application. Therefore, it is requested that the wording of Conditions 2, 8, 19 and 26 (attached to Planning Permission Ref: 143740/FO/2025) be updated in order to reflect the proposed amendments and additional information provided, as detailed within this letter.

The requisite landscaping details for Conditions 8 and 26 have been comprehensively provided in support of this NMA Application. Therefore, it is considered that a separate Condition Discharge Application for these specific details is no longer necessary. We therefore respectfully request that the wording of Conditions 8 and 26 be revised to reflect their status as compliance conditions.

A full schedule of proposed condition wording is enclosed within this Covering Letter as Appendix A.

5 Planning Policy and Guidance

Full consideration of the consented scheme against the planning policy framework is considered within the Planning Statement prepared by Deloitte, approved by the Planning Permission (Ref: 143740/FO/2025).

6 Application Submission

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- 'Northern Pathology Development – NMA Application' document prepared by Day Architectural;
- 'Generator Plant Noise Egress Assessment' prepared by Sandy Brown;
- 'Himoinsa HPCW-505 T5 Generator Specification' and
- Drawings as summarised at Appendix B.

Payment of the planning application fee in the sum of £298, in addition to the prerequisite Planning Portal administrative fee, has been made directly to Manchester City Council under Planning Portal Reference PP-14731809. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and 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

Deloitte LLP

Deloitte LLP

Encl.

Appendix A – Proposed Condition Wordings

Appendix B – List of Updated Plans and Drawings

Appendix A – Proposed Condition Wording

Update to the Approved Plans Condition (Condition 2)

Condition 2 attached to Planning Permission 143740/FO/2025 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the proposed amendments summarised above, the relevant approved plans have been updated and submitted as part of this application to reflect the changes.

On the basis of the above it is requested that the wording of Condition 2 be updated, to account for the updated and new drawing references detailed in Appendix B.

Update to other Conditions

In order to formalise the Proposed Amendments aforementioned, we propose also to amend the wording of Conditions 8, 19 and 26 as outlined in the Approved and Revised Condition Wordings Table below:

Condition No.	Existing Condition Wording	Proposed Condition Wording
8	Notwithstanding details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme, has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.	<i>The development hereby approved shall be implemented in accordance with the following documents:</i> - <i>Soft Landscaping Strategy Plan (Ref: NPD-Z1-ITR-G710-PL-XX-0003_P03)</i> - <i>Landscape General Arrangement (Ref: NPD-Z1-ITR-G710-PL-XX-0101_P10)</i> - <i>Landscape Proposed Levels (Ref: NPD-Z1-ITR-G710-PL-XX-0601_P03)</i> - <i>Landscape Balustrade Details (Ref: NPD-Z1-ITR-G710-DE-XX-0510_P02)</i> - <i>Landscape Sections – Sheet 1 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0401_P02)</i> - <i>Landscape Sections – Sheet 2 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0402_P01)</i> - <i>Landscape Sections – Sheet 3 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0403_P01)</i> - <i>Landscape Sections – Sheet 4 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0404_P03)</i> - <i>Landscape Sections – Sheet 5 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0405_P03)</i> The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or

		any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
19	Prior to installation of the VIE tank hereby approved, details of an enclosure or screen shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details and shall be retained thereafter.	Condition 19 to be removed as VIE tank is no longer proposed.
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.	<i>In respect of planting in proximity to the culvert, the development hereby approved shall be implemented in accordance with the following documents:</i> - <i>Soft Landscaping Strategy Plan (Ref: NPD-Z1-ITR-G710-PL-XX-0003_P03)</i> - <i>Landscape General Arrangement (Ref: NPD-Z1-ITR-G710-PL-XX-0101_P10)</i> - <i>Landscape Proposed Levels (Ref: NPD-Z1-ITR-G710-PL-XX-0601_P03)</i> - <i>Landscape Balustrade Details (Ref: NPD-Z1-ITR-G710-DE-XX-0510_P02)</i> - <i>Landscape Sections – Sheet 1 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0401_P02)</i> - <i>Landscape Sections – Sheet 2 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0402_P01)</i> - <i>Landscape Sections – Sheet 3 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0403_P01)</i> - <i>Landscape Sections – Sheet 4 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0404_P03)</i> - <i>Landscape Sections – Sheet 5 of 5 (Ref: NPD-Z1-ITR-G710-SE-XX-0405_P03)</i> The agreed landscaping strategy shall only be implemented in accordance with the agreed details.

Appendix B – List of Updated and New Plans and Drawings

Drawings to be amended

As a result of the proposed design changes, a number of drawings attached to the existing planning permission will require revision. Table 1 below provides an overview of the changes to the drawings list.

Table 1: Updated and New Plans and Drawings

Drawing Name	Approved Drawing Ref.	Proposed Drawing Ref.
Site Location Plan	CDEREK-DAY-V1-FS-DR-A-040100 P01	
Proposed Site Plan	CDEREK-DAY-V1-GRD-DR-A-040201-S3-P03	NPD-V1-DAY-G100-DR-Grd-040201_P05
Plant Screen Sections	CDEREK-DAY-Z1-ZZ-DR-A-040406 P01	
Proposed Site Sections	CDEREK-DAY-V1-XX-DR-A-040404 P03	NPD-Z1-ITR-G710-SE-XX-0401_P02 NPD-Z1-ITR-G710-SE-XX-0402_P01 NPD-Z1-ITR-G710-SE-XX-0403_P01 NPD-Z1-ITR-G710-SE-XX-0404_P03 NPD-Z1-ITR-G710-SE-XX-0405_P03
Proposed Sections	CDEREK-DAY-V1-ZZ-DR-A-040403 P03	
Proposed General Arrangement Elevations (1 of 2)	CDEREK-DAY-V1-ZZ-DR-A-040401 P05	NPD-V1-DAY-G200-DR-ZZ-040401_P06
Proposed General Arrangement Elevations (2 of 2)	CDEREK-DAY-V1-ZZ-DR-A-040402 P05	NPD-V1-DAY-G200-DR-ZZ-040402_P06
Proposed External Works	CDEREK-DAY-V1-XX-DR-A-040501 P04	NPD-Z1-ITR-G710-PL-XX-0101_P10
Proposed Bay Study	CDEREK-DAY-V1-XX-DR-A-040405 P01	
Level 00 proposed general arrangement plan	CDEREK-DAY-V1-GRD-DR-A-040301 P07	
Level 01 proposed general arrangement plan	CDEREK-DAY-V1-01-DR-A-040302 P07	
Level 02 proposed general arrangement plan	CDEREK-DAY-V1-02-DR-A-040303 P06	
Level 03 proposed general arrangement plan	CDEREK-DAY-V1-RF-DR-A-040304 P04	
Proposed refuse strategy	CDEREK-DAY-V1-00-DR-A-040502 P02	NPD-Z1-DAY-G582-Pl-Grd-900103_P04
Landscape General Arrangement		NPD-Z1-ITR-G710-PL-XX-0101_P10
Landscape Proposed Levels		NPD-Z1-ITR-G710-PL-XX-0601_P03
Landscape Balustrade Details		NPD-Z1-ITR-G710-DE-XX-0510_P02

Landscape Sections (1 of 5)		NPD-Z1-ITR-G710-SE-XX-0401_P02
Landscape Sections (2 of 5)		NPD-Z1-ITR-G710-SE-XX-0402_P01
Landscape Sections (3 of 5)		NPD-Z1-ITR-G710-SE-XX-0403_P01
Landscape Sections (4 of 5)		NPD-Z1-ITR-G710-SE-XX-0404_P03
Landscape Sections (5 of 5)		NPD-Z1-ITR-G710-SE-XX-0405_P03
Soft Landscaping Strategy Plan		NPD-Z1-ITR-G710-PL-XX-0003_P03