

23 December 2025

Phone: +44 (0)1618323555
Fax: +44 (0)161 8293800

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

FAO David Lawless

Dear David,

**Advanced Scanning and Imaging Centre, Christie Hospital
Application for Discharge of Conditions 4a, 6, 14 and 17 of Planning Permission Ref:
138282/FO/2023**

Please find enclosed an application for the full discharge of Conditions 6 (Drainage) and 14 (Tree Translocation), and partial discharge of Condition 4 (Ground Conditions) in respect of part (a) and 17 (Construction Management Plan) in respect of the 'Material Operation' works only, attached to Planning Permission Ref: 138282/FO/2023 in relation to the Advanced Scanning and Imaging Centre ('ASIC') at Wilmslow Road, Withington, Manchester.

The Applicant is The Christie NHS Foundation Trust.

Background

Full Planning Permission was granted on 22 December 2023 (Ref. 138282/FO/2023) for the following description of development:

"Erection of a part 3 (with roof top plant) to part 5 storey building to form an Advanced Scanning and Imaging Centre, with associated clinical accommodation and associated landscaping, following demolition of Blocks 19 and 20 (Holt Entrance) and part of Block 21 on Wilmslow Road."

Condition Discharge

This section sets out the relevant condition, as well as the documents that are submitted in support of the application for the discharge of Conditions 4a, 6, 14 and 17 of Planning Permission Ref. 138282/FO/2023.

Condition 4a (Ground Conditions)

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The wording of Condition 4a is as follows:

“The measures for investigating the site identified in the Geo Technical and Geo Environmental Phase I desk study (Mott MacDonald), received on 10 October 2023, shall be carried out before construction commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”

To confirm the appropriateness of discharging Condition 4a, the following approach has been adopted:

- A comprehensive site investigation, in accordance with the Mott MacDonald Geo Technical and Geo Environmental Phase I desk study (Ref: CASICD-MMD-XX-XX-RP-C-00001) has been undertaken and concluded that a Remediation Strategy will not be required for this Site.
- In accordance with the Decision Notice attached to the approved planning permission Ref: 138282/FO/2023, to support the partial discharge of Condition 4, in respect of part (a), please find enclosed a Ground Investigation Report (Ref: CASICD-MMD-XX-XX-RP-C-00002) prepared by Mott MacDonald.

Condition 6 (Drainage)

The wording of Condition 6 is as follows:

“No development, apart from demolition works, shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to guidance within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy.”

In accordance with the Decision Notice attached to the approved planning permission Ref: 138282/FO/2023, to support the full discharge of Condition 6, please find the following documents enclosed:

Document Reference	Description
CASICD-DAY-XX-ZZ-DR-A-200502 P12	Proposed Roof Plan - Roof, Plant Screening and Balustrade Types
CASICD-DAY-XX-ZZ-DR-A-273013 P05	Roof Details - Sheet 3
CASICD-DAY-XX-ZZ-DR-A-273011 P06	Roof Details - Sheet 1
CASICD-MMD-XX-XX-RP-D-000002 P05	Drainage Design Report
CASICD-MMD-XX-XX-RP-S-000005 P01	Shaw Brook Culvert Structural Impact Assessment
CASICD-MMD-XX-XX-DR-D-100013 P02	Drainage Construction Details Sheet 4
CASICD-MMD-XX-XX-DR-D-100014 P03	Drainage Construction Details Sheet 5
CASICD-MMD-XX-XX-DR-D-100010 P02	Drainage Construction Details Sheet 1
CASICD-MMD-XX-XX-DR-D-100015 P02	Drainage Construction Details Sheet 6
CASICD-MMD-XX-XX-DR-D-100000 P07	Drainage Masterplan
CASICD-MMD-XX-XX-DR-D-100011 P02	Drainage Construction Details Sheet 2
CASICD-MMD-XX-XX-SH-D-000001 P02	Drainage Manhole Schedule
CASICD-MMD-XX-XX-DR-D-100016 P02	Exceedance Flow Routes
CASICD-MMD-XX-XX-DR-D-100012 P02	Drainage Construction Details Sheet 3
CASICD-BAU-XX-XX-CA-Y-234025 F	The Christie CT Redevelopment - Blue Roof Calculation

Condition 14 (Tree Translocation)

The wording of Condition 14 is as follows:

“Prior to the commencement of the development hereby approved, a method statement for the translocation of the trees referenced in the Arboricultural Impact Assessment (Tyler Grange), received on 10 October 2023, shall be submitted to and be approved by the City Council as Local Planning Authority. The translocation shall then be undertaken in accordance with the approved method statement within an agreed timeframe.

Reason - In the interests of visual amenity and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy..”

In accordance with the Decision Notice attached to the approved planning permission Ref: 138282/FO/2023, to support the full discharge of Condition 14, please find enclosed a Method Statement for the Transplanting Trees from Frontage of Christies Hospital prepared by Ruskins.

Condition 17 (Demolition and Construction Management Plan)

The wording of Condition 17 is as follows:

“No development shall commence until a final Demolition and Construction Management Plan (DCMP) with detailed method statements of construction, including details of the position of any proposed cranes to be used on the site, a detailed programme of the works and risk assessments has been submitted to and approved in writing by the City Council as Local Planning Authority. The DCMP shall be based upon the Outline Demolition and Construction Management Plan (IHP Rev 02) received on 10 October 2023 and shall provide:

- 1) A construction programme including phasing of works;*
- 2) 24 hour emergency contact number;*
- 3) Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a consolidation operation or scheme for the delivery of materials and goods; Phasing of works;*
- 4) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;*
- 5) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- 6) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- 7) Locations for storage of plant/waste/construction materials;*
- 8) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- 9) Arrangements to receive abnormal loads or unusually large vehicles;*
- 10) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- 11) Any necessary temporary traffic management measures;*
- 12) Measures to protect vulnerable road users (cyclists and pedestrians);*
- 13) Arrangements for temporary facilities for any bus stops or routes;*
- 14) Method of preventing mud being carried onto the highway;*
- 15) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

The development hereby approved shall be constructed in accordance with the final CEMP, unless otherwise agreed in writing by the City Council.

Reason - In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.”

In order to ensure the ‘Material Operation’ of permission Ref:138282/FO/2023, the Applicant is intending to undertake limited works relating to the proposed Paterson Link Bridge, which can be carried out with relatively little disruption to the wider Christie Hospital Estate.

The wording of Condition 17 requires a significant amount of information to be agreed with the Case Officer and relevant statutory consultees. However, given the extent of the initial works proposed to ensure that the ‘Material Operation’ of the permission, and cognisant of the wider programme interdependencies across the Christie Hospital, agreement was sought from the Case Officer on a two-tier approach to discharging Condition 17.

On 2nd December 2025, email correspondence was received from David Lawless, as the Case Officer, that confirmed he was agreeable to this partial approach. Therefore, the discharge of Condition 17 will be achieved through the submission of two Demolition and Construction Management Plans (‘DCMP’s’), one for ‘Material Operation’ works only, and another to cover the remaining elements of the Proposed Development.

Cognisant of the above, in accordance with the Decision Notice attached to the approved planning permission Ref: 138282/FO/2023, to support the partial discharge of Condition 17, please find enclosed a Demolition and Construction Management Plan (Ref: CASICD-IHP-XXX-XXX-RP-W-000011) prepared by IHP, in relation to ‘Material Operation’ works only.

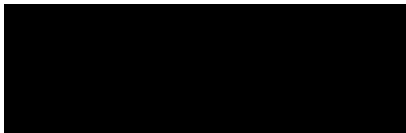
For completeness, it was also agreed that this partial discharge approach would be acknowledged on this Notice of Discharge of Conditions.

Summary

The Application has been submitted through the Planning Portal under application Ref. PP-14587028.

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 6 and 14, and partial discharge of Condition 4 in respect of part (a), and Condition 17 in respect of the ‘Material Operation’ works only, as outlined above.

Yours sincerely



Deloitte LLP

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