

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 Non-Material Amendment to 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 time trigger of Conditions 26 (Planting in proximity to the culvert) and 28 (Habitat Management and Monitoring Plan) attached to Planning Permission Ref: 143740/FO/2025 in relation to the Northern Pathology Development at Wilmslow Road, Withington, Manchester (the “Application”).

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 20 November 2025 - reference 143740/FO/2025 (the “Planning Permission”). The Planning 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 as stated on the decision notice for the Planning Permission (ref: 143740/FO/2025) is as follows:

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“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”

3 Proposed Amendments

3.1 Condition 26 (Planting in proximity to the culvert)

Condition 26 (Planting in proximity to the culvert) stipulates the submission of a Detailed Landscaping Strategy before the commencement of the development in order to ensure the protection of the culverted watercourse assets from damage and flood risk from planting in particular.

We request an amendment to timing for the discharge Condition 26 to allow for below-ground infrastructure and foundation works to proceed in a timely manner. This will allow the associated delivery programme of this new, purpose-built pathology facility to be maintained without undermining the original purpose of the condition, as these activities are distinct from and do not involve any planting, which this condition seeks to regulate. The Proposed Development is integral to the Christie’s ability to deliver timely and accurate diagnoses, monitor treatment progress, and manage complex patient care and therefore its timely delivery is essential to providing critical cancer treatment.

By requiring the detailed landscaping strategy to be approved in writing prior to the alternative suggested trigger of ‘above ground works commencing’, the safeguarding of these assets will still be fully met, ensuring that all planting is designed and implemented in strict accordance with specified guidance, but without unnecessarily impeding the initial phases of construction that pose no risk to the culvert from landscaping activities.

The following revised condition wording is suggested:

Condition 26

~~“Prior to the commencement of development hereby approved~~ *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”

Condition 28 (30-year Habitat Management and Monitoring Plan)

Similarly, we request an amendment to the trigger within Condition 28 which requires the submission of a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements from prior to commencement of development, to ‘above ground works.’

This will support the delivery programme of this new, purpose-built pathology facility for the same reasons as set out for Condition 26.

It is considered that the amendment of this trigger will not negatively impact the agreement of the monitoring and management on-site biodiversity enhancements, as such enhancements will be implemented at a later stage of the development, coinciding with or following the completion of the main building structure. Therefore, the preparation and approval of the 30-year Habitat Management and Monitoring Plan prior to above-ground works would still ensure that the long-term management and monitoring of these enhancement features are fully secured before their establishment, without delaying the initial phases of construction.

The following revised condition wording is suggested:

“~~Prior to the commencement of development~~ *Prior to above ground development commencing* a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements, established prior to the commencement of any works on the site, 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).”.

4 Pre-Application Consultation

This Application is submitted following email correspondence issued to the Case Officer (David Lawless) on 18th December 2025, in which the scope and format of this Application was noted alongside a request for agreement in-principle.

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).

The proposed amendments under this Application do not affect the previous assessment of the proposals approved under the Planning Permission Ref: 143740/FO/2025. The approved land uses, building footprints, parameters remain unchanged.

6 Application Submission

The amendments above do not alter the nature, scale, or scope of the approved development. It is therefore considered a non-material amendment is the appropriate route.

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;

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-14584030. 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 [REDACTED]

Yours sincerely

[REDACTED]
For Deloitte LLP

Encl.