

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144079/FO/2025

Date registered valid: 13 November 2025

Proposal: Erection of a single storey plant room extension with an upper plant deck and a canopy located on the south-eastern elevation of the Wolfson building, and bin store to the rear. Relocation of an existing gas bottle store. Replacing a glazed curtain wall panel with an aluminium panel. Construction of a bin enclosure to the north-eastern elevation of the building. Relocation of existing cycle stands and external light bollards.

Address: Manchester Molecular Imaging Centre, Wolfson Building, 27 Palatine Road, Manchester, M20 3LJ

Ward(s): Withington Ward

Applicant: Mr Shaun Creasey, Alliance Medical Limited

Agent (if any): Miss Simi Abidakun, Halliday Meecham Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 3 December 2025

Standard consultations:

Printed: 26 November 2025

Expired: 17 December 2025

Neighbour notifications

Printed: 26 November 2025

Expired: 17 December 2025

Site notice

Posted: 3 December 2025 Expired: 24 December 2025

Press advert

Published: 2 December 2025

Expired: 23 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to the Manchester Molecular Imaging Centre within the south Manchester ward of Withington. The building relates to a three storey, part red brick part clad and glazed property. The application site is located off Palatine Road in close proximity to the Christie Hospital. The building is owned by the University of Manchester and currently houses a series of research laboratories and offices.

The applicant site subject to this submission relates to the rear of the building, the north east corner of the building and the south west corner of the building. The north and east of the site can be accessed from an access road from Palatine Road, which also provides access to a multistorey car park to the north.

Description of area

The building is viewed in the context of the Christie Hospital and sits towards the north west of the site. Other buildings in connection with the Hospital face onto Palatine Road.

The applicant site sits to the south of the Withington Conservation Area (see Figure 1). The application was advertised and a site notice placed as the site was considered to affect a Conservation Area (as well as for the reason of Public Interest).

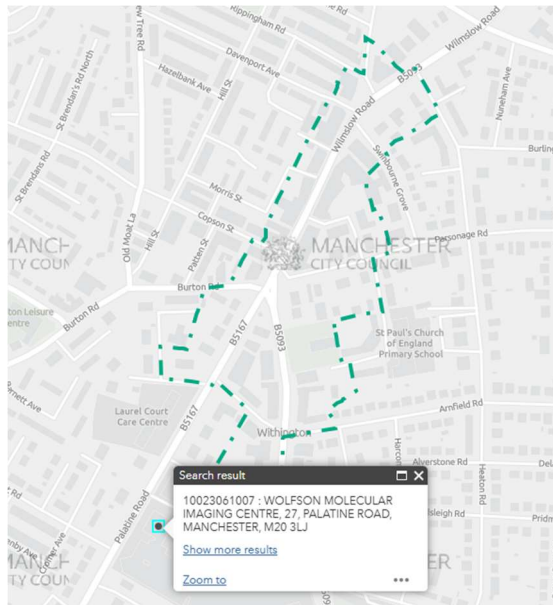


Figure 1, Applicant Site in relation to Withington Conservation Area

Description of development

The current application relates to the erection of a single storey plant room extension with an upper plant deck and a canopy located on the south-eastern elevation of the Wolfson building, and bin store to the rear. Relocation of an existing gas bottle store. Replacing a glazed curtain wall panel with an aluminium panel. Construction of a bin enclosure to the north-eastern elevation of the building. Relocation of existing cycle stands and external light bollards.

The proposed area for the plant room is currently used as a site for a gas and bin stores - with 3 car parking bays available for use. This area of the site receives minimal pedestrian and vehicular traffic as it is primarily used for deliveries. The constraints associated with the site have resulted in proposals that will require a loss of 2 car parking spaces. A canopy over the loading bay area has been provided as additional protection to the research material being delivered to the building. Additional works include infilling a section of the adjacent glazed curtain wall with a solid panel. This infill is a preventative measure to minimise any risk associated with the new location of the gas bottle store. The bin store to the rear would re-provide the existing provision to the rear of the site.

A bin enclosure would be installed to the north-eastern elevation of the building.

7no. cycle hoops are located to the north east of the building as existing. As a result of the proposal, 2no. hoops would be available in the existing location with proposed light bollards and dropped kerb. 5no. cycle hoops, 4no. light bollards, a proposed dropped kerb and proposed permeable paving would be available to the new cycle stand area to the south west of the building.

Negotiations during the course of the application

No amendments were requested during the course of the application.

Planning History

084653/FO/2007/S1- Erection of a glazed link corridor between New Palatine House and Molecular Imaging Centre. Approved 31 October 2007.

078543/FO/2006/S1- Erection of piped gas and bottled gas and waste bin store to the rear of property. Approved 19 April 2006.

071590/FO/2004/S1- Christie Hospital Wilmslow Road/Oak Road- Erection of a four storey extension on Wilmslow Road elevation to form service tower, construction of new mansard roof to form plant room on 3 storey block fronting Wilmslow Road. Construction of a 2 storey building to house additional linear accelerator and single storey extension to adult leukaemia unit and associated elevational alterations. Approved 8 July 2004.

Further history can be found from 2000 to 1983.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highways are satisfied the works will not have an unacceptable impact on the highways.
TRIP GENERATION AND JUNCTION CAPACITY: The works will not have an unacceptable impact.

SITE ACCESSIBILITY: The site is a well-known busy site that is already being accessed by sustainable modes of transport.

OFF-SITE HIGHWAYS WORKS: No offsite works are proposed.

DEMOLITION WORKS: There are some minor demolition works proposed, which is expected to cause minimal disruption on site. No disruption or interference to the public highway is expected.

PARKING AND ACCESS: There are 2 car parking spaces located within the site's curtilage that will be removed as a result of the proposed works. This loss can be expected to be accommodated locally within the site or within a commercial parking sites nearby, for example the multi storey car park next door to the site.

CYCLE PARKING: The proposed works relocates five cycle parking spaces, two to remain in situ. As guidance, a notification internally or signage on site should be provided, to direct cyclists to the five newly located cycle parking spaces.

BOUNDARY TREATMENTS: None affected.

REFUSE AND SERVICING: A new refuse store will be accommodated on site. This is adjacent to an internal service road and will not affect the highway network.

CONSTRUCTION MANAGEMENT: A Construction Management Plan is not required as the works are of a minor nature and will all take place in an area away from the public highways.

Environmental Health

Environmental Health reviewed the application and requested the following conditions be attached to any approval granted:

- External plant/equipment/servicing- The applicant has submitted a Design Note with the application but the acoustic assessment to accompany this has not been submitted, this must be submitted for review.
- Floodlighting/external lighting scheme

Neighbourhood Team Leader (Arboriculture)

The Neighbourhood Team Leader confirmed they would have no objection to the proposed works, subject to adequate tree protection measures being put in place. The Team expect to see adequate fencing and signage around the trees and no storing of materials or machinery within the RPA's. Any works within the RPA's would need to be carried out using hand tools to minimise any root disturbance.

MCC Flood Risk Management

MCC Flood Risk Management reviewed the application and recommended an approval with no further condition required. The Team requested an informative regarding a nearby culvert be attached to any approval granted.

Withington Civic Society

No responses were received.

Withington Village Regeneration Partnership

No responses were received.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

E2: Meeting the need for business land and premises (Chapter 7. Building a strong, effective economy)

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

HE1: Planning for the historic environment (Chapter 20. Conserving and enhancing the historic environment).

HE4: Securing the conservation and enhancement of heritage assets (Chapter 20. Conserving and enhancing the historic environment).

HE5: Assessing effects on heritage assets (Chapter 20. Conserving and enhancing the historic environment).

HE6: Proposals affecting designated heritage assets(Chapter 20. Conserving and enhancing the historic environment).

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EC1 (Employment and Economic Growth in Manchester);

Policy EC2 (Existing Employment Centre);

Policy EC9 (South Manchester) identifies the Christie Hospital as an existing employment location for employment and economic development provision. Development proposals and planning applications should have regard to: Ensuring efficient use of existing employment space etc.

Policy T1 (Sustainable Transport);

Policy EN3 (Heritage);
Policy EN9 (Green Infrastructure);
Policy EN15 (Biodiversity and Geological Conservation).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:

JP- S1- Sustainable development

JP-P2- Heritage.

ISSUES

Principle of Development

The current application seeks consent for the Erection of a single storey plant room extension with an upper plant deck and a canopy located on the south-eastern elevation of the Wolfson building, and bin store to the rear. Relocation of an existing gas bottle store. Replacing a glazed curtain wall panel with an aluminium panel. Construction of a bin enclosure to the north-eastern elevation of the building. Relocation of existing cycle stands and external light bollards. The purpose of the application is to change the building to suit the operational demands of Alliance Medical who are currently in the process of signing a lease with the University of Manchester (the building owners) and the Christie NHS Foundation Trust (the land owners). The construction of a new plant room with a roof deck would serve the operational needs of Alliance Medical. The proposed plant room will allow ALM to isolate their plant from the general operating plant as far as possible. The proposed bin store will increase the refuse management capacity.

Given the purpose of the application is to upgrade the facilities at the site and would support the building within the context of the Christie Hospital, in this instance, the principle of development can be supported. On this basis, the public benefits that the proposal would deliver are considered to outweigh the negligible impact to visual and general amenity. The proposed development is therefore compliant with the aforementioned policy and guidance. Relevant matters are outlined further below.

Visual Amenity

The single storey plant room extension with an upper plant deck and a canopy located on the south-eastern elevation of the Wolfson building would replace the existing plant room. The proposed would add an additional storey with the aluminium louvred screen to plant deck perimeter, and canopy over a parking space. Whilst it is noted that the plant room would extend in height and so in scale, the works would be largely screened from the public's view and would

serve the operational needs of Alliance Medical. The proposed plant room will allow ALM to isolate their plant from the general operating plant as far as possible. Given the new plant room would be designed to match the brickwork of the existing property, it is not considered such element would give rise to visual harm.

The relocation of an existing gas bottle store and replacing a glazed curtain wall panel with an aluminium panel would not give rise to any visual harm, as the elements would be read within the existing context.

A bin enclosure would be installed to the north-eastern elevation of the building and would relate to a new timber bin enclosure. Given the bin store would be set back from the access road and partially screened by the retained tree, it is not considered the proposal would give rise to visual harm.

7no. cycle hoops are located to the north east of the building as existing. As a result of the proposal, 2no. hoops would be available in the existing location with proposed light bollards and dropped kerb. 5no. cycle hoops, 4no. light bollards, a proposed dropped kerb and proposed permeable paving would be available to the new cycle stand area to the south west of the building. Whilst cycle loops are proposed, no further detail has been provided in respect of the appearance of the cycle loops. To ensure this element does not give rise to visual harm, a condition requesting cycle store details would be attached to any approval granted.

The plant room is a lightweight steel structure with a multi-red facing brick cladding system to match the existing brickwork. A louvred fence system has been chosen as an appropriate solution to conceal the proposed plant on the roof of the plant room. In addition, the proposed gas bottle store will be a replica of the existing fenced enclosure. Materials to be used would complement the adjacent structures within its context. However, finalised details are required of the proposed materials and a condition to this effect would be attached to any approval granted.

As such, the proposal is considered acceptable in terms of visual amenity, pursuant to DM1 and SP1 of the Core Strategy, Places for Everyone JP-S1 and the NPPF.

Residential Amenity

The works would be set within the grounds of the building. Most of the works would be sited to the rear of the building which relates to an access road. It is not considered the elevated platform of the proposed plant room would give rise to overlooking given it would look onto the blank gable of the building to the east.

Those properties on the west side of Palatine Road may see the proposed cycle area to the south west of the site. However, due to the nature of works, a cycle store area would not give rise to residential harm, in respect of creating an overbearing feature.

The rear of the row of properties along Tatton View would look onto the applicant's site. However, due to the approximate 50 metre distance and the nature of the submission, the works would not give rise to adverse residential implications, in respect of overbearing.

Access

Access to the plant room will be restricted and will primarily be for maintenance purposes. Access to the proposed plant roof deck will be via a fixed cat ladder. In addition, the proposals include dropping kerbs for the bin store and two cycle store areas. An informative relating to

highway arrangements for a dropped kerb would be attached to any approval granted. The proposed bin enclosure maintains pedestrian access across the site and retains the existing number of cycle stands. As such, there are no concerns in respect of access.

Loss of Parking Spaces

The proposed area for the plant room is currently used as a site for a gas and bin stores - with 3 car parking bays available for use. This area of the site receives minimal pedestrian and vehicular traffic as it is primarily used for deliveries. The constraints associated with the site have resulted in proposals that will require a loss of 2 car parking spaces. However, it has been agreed by UoM that the proposals will have minimal impact on the overall parking and cycle store provision as there are additional spaces within close proximity to the site.

The loss of the 2no. parking spaces was reviewed by colleagues in Highway Services. Highway Services concluded the loss can be expected to be accommodated locally within the site or within commercial parking sites nearby, for example the multi storey car park next door to the site. As such, no concern is raised.

Highways Considerations

Highways are satisfied the works will not have an unacceptable impact on the highway.

As stated previously, Highways were happy the loss of the 2no. parking spaces could be accommodated elsewhere in the vicinity.

There are some minor demolition works proposed, which is expected to cause minimal disruption on site. No disruption or interference to the public highway is expected.

The proposed works relocate five cycle parking spaces, two to remain in situ. Highways did not raise any concern in respect of this element, and it is noted the overall cycle provision would not alter. As guidance, a notification internally or signage on site should be provided, to direct cyclists to the five newly located cycle parking spaces. An informative to this effect would be attached to any approval granted.

Highways were happy the proposed bin store would not affect the highway network.

Highway Services confirmed a Construction Management Plan is not required as the works are of a minor nature and will all take place in an area away from the public highway.

Environmental Considerations

Environmental Health reviewed the application and requested the following conditions be attached to any approval granted:

-External plant/equipment/servicing- The applicant has submitted a Design Note with the application but the acoustic assessment to accompany this has not been submitted, this must be submitted for review. A condition to this effect would be attached to any approval granted. This is considered necessary to understand the noise output from the proposed plant room and to ensure the proposal does not result in a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

-Floodlighting/external lighting scheme- The scheme proposes the insertion of light bollards to the north east and south west corners relating to the proposed cycle loops. This condition would be attached to any approval granted.

Environmental Health have not requested a condition in respect of waste. Given a bin store is already on the site and the proposal would result in an additional bin store, it is not considered a waste storage condition be required for this application.

Impact to Trees

2no. category B2 trees are sited to the north east of the site and relate to lime trees. The works state the trees would not be impacted as a result of the proposal. The Neighbourhood Team Leader (Arboriculture) confirmed they would have no objection to the proposed works, subject to adequate tree protection measures being put in place. The Team would expect to see adequate fencing and signage around the trees and no storing of materials or machinery within the RPA's. Any works within the RPA's would need to be carried out using hand tools to minimise any root disturbance. A condition to this effect would be attached to any approval granted.

Impact to Withington Conservation Area

The applicant site sits to the south of the Withington Conservation Area (see Figure 1). The application was advertised and a site notice placed as the site was considered to affect a Conservation Area (as well as for the reason of Public Interest).

Most of the development would be sited to the rear of the building and could be visible from the properties of Tatton View which form part of the Conservation Area closest to the applicant site. However, given the works would be viewed in context with the needs and use of the hospital and given the 50 metre distance from the proposal to the properties within the Conservation Area, it is not considered the proposal would give rise to adverse implications to the Withington Conservation Area.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process. Appropriate conditions would be attached to any approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form, received by the City Council as Local Planning Authority on 26 September 2025.

-Design & Access Statement, received by the City Council as Local Planning Authority on 26 September 2025.

-Tree Survey Schedule, job ref: 25/AIA/MAN/48, received by the City Council as Local Planning Authority on 13 November 2025.

-Preliminary Tree Constraints Plan, numbered job ref: 25/AIA/MAN/48, received by the City Council as Local Planning Authority on 13 November 2025.

-Location Plan, numbered 5682-HMA-WMIC-XX-DR-A-00010-P03, received by the City Council as Local Planning Authority on 24 November 2025.

-Drawing- Proposed- Demolition GF Plan, numbered 5682-HMA-WMIC-L0-DR-A-00125 P02, received by the City Council as Local Planning Authority on 26 September 2025.

-Drawing- Proposed- Demolition Roof Plan, numbered 5682-HMA-WMIC-RF-DR-A-00126 P02, received by the City Council as Local Planning Authority on 26 September 2025.

-Drawing- Proposed- Northeast Elevations, numbered 5682-HMA-WMIC-ZZ-DR-A-00223 P03, received by the City Council as Local Planning Authority on 26 September 2025.

-Drawing- Proposed- Southeast Elevations, numbered 5682-HMA-WMIC-ZZ-DR-A-00223 P03, received by the City Council as Local Planning Authority on 26 September 2025.

-Drawing- Proposed- Elevations, numbered 5682-HMA-WMIC-ZZ-DR-A-00225 P03, received by the City Council as Local Planning Authority on 26 September 2025.

-Drawing- Proposed- GF Plan, numbered 5682-HMA-WMIC-L0-DR-A-00221 P03, received by the City Council as Local Planning Authority on 24 November 2025.

-Drawing- Proposed- Roof Plan, numbered 5682-HMA-WMIC-RF-DR-A-00222 P03, received by the City Council as Local Planning Authority on 24 November 2025.

-Drawing- Site Plan- Proposed, numbered 5682-HMA-WMIC-XX-DR-A-00220 P03, received by the City Council as Local Planning Authority on 24 November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

5a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/ insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the improvement works, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

6a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby properties.

b) Prior to occupation of the development a verification report shall be required to validate that

the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The works shown on the approved plans 'Tree Survey Schedule, job ref: 25/AIA/MAN/48' and 'Preliminary Tree Constraints Plan, numbered job ref: 25/AIA/MAN/48' shall be carried out in accordance with the approved details, in relation to adequate tree protection measures being put in place.

For the avoidance of doubt, this shall include adequate fencing and signage around the trees and no storing of materials or machinery within the RPA's. Any works within the RPA's shall be carried out using hand tools to minimise any root disturbance.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) Culvert:

MCC records highlight that the underground culvert is located within close proximity to the site (approximately 50m to the east of the site), while our records are frequently

updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

2) Dropped kerb:

Construction of an extended dropped kerb is noted in the application. Such access will need to be built in accordance with MCC construction standards under Section 278 works, following discussion and agreement with the council's Highways Applications and Network Resilience teams. This can be done online:

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

3) Cycle informative:

A notification internally or signage on site should be provided, to direct cyclists to the 5no. newly located cycle parking spaces.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Withington Civic Society
Withington Village Regeneration Partnership

Pharmacy, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX
Pharmacy Outpatient Dispensary, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX
Private Care Clinic, Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX
Marks And Spencer, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX
6 Tatton View, Manchester, M20 4BU
16 Tatton View, Manchester, M20 4BU
14 Tatton View, Manchester, M20 4BU
10 Tatton View, Manchester, M20 4BU
4 Tatton View, Manchester, M20 4BU
LOC At The Christie, 550 Wilmslow Road, Manchester, M20 4BX
Wolfson Building, 27 Palatine Road, Manchester, M20 3LJ
Second Floor Flat, 30 Palatine Road, Manchester, M20 3JJ
10 Tatton Grove, Manchester, M20 4BP
12 Tatton View, Manchester, M20 4BU
28 Palatine Road, Manchester, M20 3JJ
Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX
Basement, 30 Palatine Road, Manchester, M20 9JJ
8 Tatton Grove, Manchester, M20 4BP
8 Tatton View, Manchester, M20 4BU
6 Tatton Grove, Manchester, M20 3WB
2 Tatton View, Manchester, M20 4BU
30 Palatine Road, Manchester, M20 3JJ
Photopheresis Unit, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA