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28 May 2026

Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO David Lawless

Dear David

Kay Kendall Building, Histology Department, Christie Hospital, Manchester.
Application for Full Planning Permission

On behalf of our client, The Christie NHS Foundation Trust (the "Applicant"), please find enclosed an application for the installation of rooftop plant, external flammable store at ground floor level and window additions (the "Proposed Development") at the Christie Hospital (the "Christie) in Withington, Manchester.

The proposed description of development for the Full Planning Permission is as follows:

"Installation of plant including, UPS room, LV Switchroom and Pump Room (within existing rooftop plant rooms) as well as 2 no. rooftop chillers, 1no. roof top AHU, 2 no. flues, an external flammable store at ground floor level and 6 new window additions."

Application Documentation

The following information is provided in support of this Application:

Table 1 List of Supporting Information

Supporting Information	Prepared By:
Application Form	Deloitte LLP
Extended Covering Letter	Deloitte LLP
Site Location Plan	CRI8 Studio

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Suite of Planning Drawings	CRI8 Studio
CFD Dispersion Assessment	Hoare Lea

The Site and Site Context

The application site (the "Site") comprises the Kay Kendall Building, located within the south-western part of the Christie estate. It is bounded by a private access road and the Paterson Building to the east, the Oak Road Treatment Centre to the south, and the wider Christie Hospital estate to the north.

The Christie represents the principal land use within the area. The surrounding context is varied but predominantly residential in character, comprising generally low-rise buildings of two to three storeys.

The Proposed Development forms part of a wider programme of estate reconfiguration associated with the planned Christie Advanced Scanning and Imaging Centre (ASIC). As part of this programme, a number of existing clinical services are required to relocate. This includes the Histology Department, which is currently located within Blocks 19 and 20, which are to be demolished to facilitate delivery of the ASIC scheme.

Following consideration of clinical adjacencies, operational requirements, and the limited availability of suitable accommodation within the estate, the Kay Kendall Building has been identified as the most appropriate location for the relocated Histology Department. The building already accommodates laboratory uses and is located adjacent to the Paterson Building, where supporting consultants are based. It also occupies a central position within the hospital campus and benefits from external road access, supporting servicing, deliveries, and day-to-day operational requirements.

To facilitate this relocation, the Kay Kendall Building will be remodelled internally to accommodate both the existing Biobank Laboratory and the relocated Histology Department. These internal changes alter and intensify the building's requirements, necessitating the provision of additional plant equipment at roof level and other associated works. The proposed infrastructure will ensure that the reconfigured building operates effectively and can support the specialist clinical functions required.

New windows are also proposed on the service road elevation between the Kay Kendall and Paterson Buildings to provide natural light to Histology support spaces.

More broadly, the Applicant recognises that continued investment in the modernisation of older parts of the estate is essential to maintain high-quality patient care and uphold its reputation for delivering world-class treatment and research.

The Proposed Development

The Proposed Development comprises:

- UPS room, LV Switchroom and Pump Room to be located within existing enclosed rooftop plant room;
- 2 x rooftop chillers;
- 2 x flues;
- 1 x rooftop AHU unit;
- 1 x external flammable store at ground level;
- and 6 x new window openings to the ground floor.

The Proposed Development will support the continued operation and future resilience of the Christie by providing essential infrastructure required for modern clinical facilities.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

This Section sets out the policy framework which forms the basis for the consideration of the Proposed Development.

Planning Policy Framework

The Local Development Plan for Manchester City Council comprises:

DEVELOPMENT PLAN			
REGIONAL	GMCA Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)

LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
RELEVANT MATERIAL CONSIDERATIONS			
NATIONAL	National Planning Policy Framework (2024)	Planning Practice Guidance (PPG)	
REGIONAL	Greater Manchester Combined Authority Net Zero Design Guidance (2025)		
LOCAL	Supplementary Planning Guidance	Guide to Development in Manchester (2007)	Design for Access 2 (2003)
	Other	Manchester Climate Change Framework 2020- 2025 (2020)	GD04 Waste Storage and Collection Guidance for New Developments
		Investing in -Success – an Economic Strategy for Manchester (2023)	The Christie Hospital Strategic Planning Framework (SPF) (2014)

A revised NPPF has recently undergone consultation (closed in March 2026). Given its current status and that it may be subject to changes, while it has been considered against the context of this Application, it attracts limited weight.

The Draft Manchester Local Plan Regulation 18 Consultation ended in November 2025. Given its current status, it has limited weight in the determination of planning applications, however it does provide an indication of the potential direction of travel of Manchester's planning policy.

Relevant Planning Policies and Material Considerations

Table 2 Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and its Addendum (2024)	Policy SP1 (Spatial Principles) Policy EC1 (Employment and Economic Growth in Manchester) Policy EC2 (Existing Employment Space) Policy EC9 (South Manchester)

Document	Policy
	Policy EN1 (Design Principles and Strategic Character Area) Policy DM1 (Development Management)
Saved Policies of Manchester Unitary Development Plan (1995)	Policy WB2 (Employment and Economic Development) Policy DC26 (Development and Noise)
The Greater Manchester Combined Authority Places for Everyone Plan (2024)	Policy JP-P6 (Health)
NPPF (2024)	Chapter 6 (Building a strong, competitive economy)

Principle of Development

Relevant Policies / Material Considerations

Core Strategy Policy SP1 – Spatial Principles

Core Strategy Policies EC1 – Employment and Economic Growth in Manchester

Core Strategy Policy EC9 – South Manchester

NPPF (2024)

Places for Everyone Joint Development Plan (2024) Policy JP-P6

The principle of the Proposed Development is established by the need to install plant capabilities which will in turn help to support the relocation of the histology department. This will ensure that the Christie can continue to deliver high-quality patient experience, treatment facilities and world-leading cancer research. This aligns with Policy EC9 which stipulates that proposals for high technology industry and research will be supported.

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Moreover, the Proposed Development, will contribute to the Hospital's key role as an important regional and national facility as well as its position as a key local employment hub, aligning with Core Strategy Policies SP1, EC1, EC2, EC9 and Chapter 6 of the NPPF.

Policy JP-P6 (Health) of Places for Everyone states that new development should "*maximise its positive contribution to health and wellbeing*" and confirms that "*improvements in health facilities will be supported*." The Proposed Development aligns with Policy JP-P6, as it proposes to deliver new plant space which will support The Christies healthcare capabilities which will in turn support MCC's creation of healthier and happier communities.

Amenity Considerations

Relevant Policies / Material Considerations

Core Strategy Policy DM1 – Development Management

Core Strategy Policy EN16 – Air Quality

UDP Saved Policy WB2 - Employment and Economic Development

Policy EN1 (Design Principles and Strategic Character Area)

UDP Citywide Development Control Saved Policy 26 - Noise and Vibration

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The Proposed Development seeks approval for additional plant space located on the roof of the Kay Kendall. The additional plant equipment will be located within existing enclosed plant rooms and will therefore be appropriately acoustically screened to mitigate against any potential impacts on the existing and proposed uses at the Christie and the neighbouring community.

Full details of Acoustic Impact and associated required mitigation will be issued to MCC for their consideration in due course. This will set out the representative background noise levels measured during the survey and noise levels for which the proposed plant equipment should not exceed.

The Proposed Development includes the installation of two flues to serve the relocated laboratory facilities. A Computational Fluid Dynamics (CFD) Pollutant Dispersion Study prepared by Hoare Lea, submitted in support of this application, assesses the dispersion of emissions from proposed flues under a range of wind conditions. The modelling considers twelve wind directions at both low and high wind speeds.

The assessment adopts a conservative approach, based on an accidental spill scenario within a single fume cupboard and applying a dilution ratio of 200:1, which reflects a robust

benchmark derived from established methodologies and exceeds the requirements for the specific chemicals used on-site.

The results demonstrate that, across all wind directions and both wind speed scenarios tested, pollutant plumes do not intersect with the proposed building or any surrounding buildings. As such, the study concludes that, at the applied dilution threshold, there would be no unacceptable risks associated with pollutant dispersion and no additional mitigation measures are required.

It is also noted that the modelling is based on a worst-case accidental spill scenario and does not represent typical day-to-day laboratory operations. Accordingly, the proposed flue design is considered to provide a robust and effective means of ensuring adequate dispersion of emissions under all assessed conditions. The Proposed Development is therefore considered to accord with Policy EN16.

The addition of new windows to the Kay Kendall building will enhance internal working conditions by providing natural light and will be designed using materials consistent with the existing windows. The additional plant space will be located within the existing enclosed plant rooms, and will therefore be visually screened, limiting potential visual amenity impact of the Proposed Development.

Furthermore, the Kay Kendall Building is located centrally within the Christie Estate, and the proposed external changes will be visually screened from the surrounding area by the adjacent hospital buildings and therefore will not impact upon the existing levels of visual amenity enjoyed within the vicinity of the Christie.

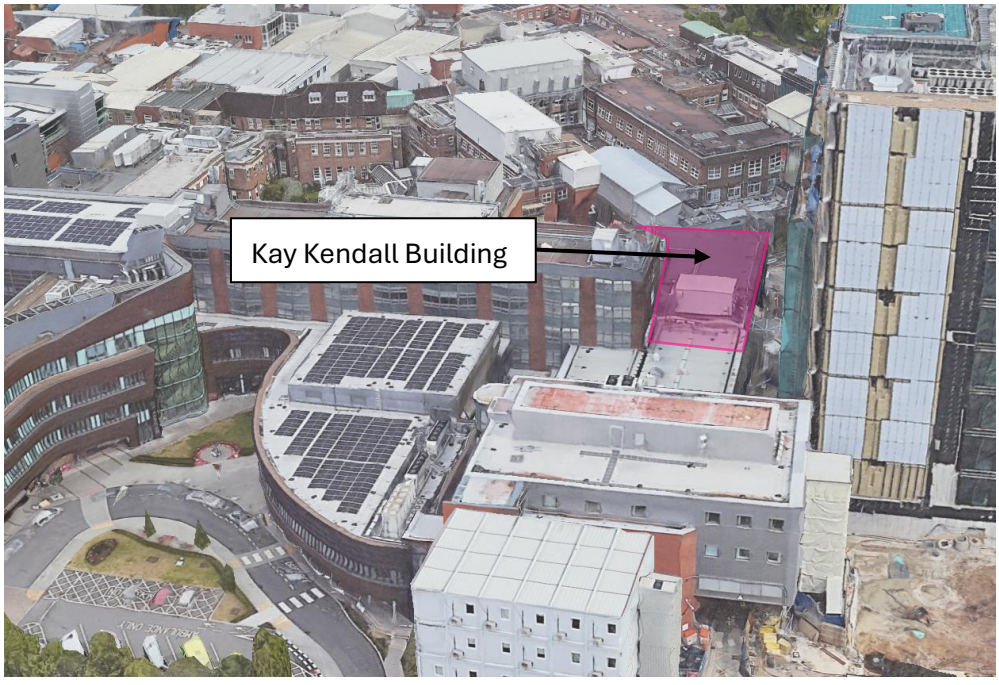


Figure 1: Image showing location of Kay Kendall Building, and adjacent buildings in the Christie estate which visually screen Kay Kendall from the surrounding neighbourhood.

The Proposed Development is therefore considered to be in compliance with Core Strategy Policy DM1 and UDP Saved Policy WB2.

Conclusion

It is considered that the proposals for new plant space, and associated infrastructure at The Christie will have no significant adverse impact on the hospital or nearby residents and will enable the Christie to continue to provide world class treatment and research.

The Proposed Development has been comprehensively assessed in relation to the Local Development Plan and other material considerations. The conclusion of that process is that the Proposed Development is in accordance with relevant planning policies of the Local Development Plan, material considerations, and the Local Development Plan when taken as a whole. Therefore, the Proposed Development merits the support of the Local Planning Authority.

Summary

This Application is submitted via the Planning Portal under reference**:** PP-14814477

A detailed assessment of the Proposed Development has been undertaken against planning policies at all levels as set out within the body of this Letter.

A fee has been paid, in relation to the planning permission only, to Manchester City Council for £610, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleague Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk, Charlotte Maynard (0113 292 1640 / cpmaynard@deloitte.co.uk) or Lottie Hales (07345 029777 / lohales@deloitte.co.uk).

Yours sincerely

Deloitte LLP

For Deloitte LLP
Encl.

Appendix A – Full List of Drawings

- CASDEC-CRI8-KK-02-DR-A-040021 – P04 – Proposed Roof Plan
- CASDEC-CRI8-KK-XX-DR-A-040001 – P02 – Location Plan
- CASDEC-CRI8-KK-XX-DR-A-040022 – P01 – Existing Elevation
- CASDEC-CRI8-KK-XX-DR-A-040023 – P05 – Proposed Elevation
- CASDEC-CRI8-KK-XX-DR-A-040090 – P01 – Level 00 Proposed External Works