Deloitte.
Together makes progress

Deloitte LLP
100 Embankment, Cathedral
Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
www.deloitte.co.uk

Direct phone: +44161 455 6512
johcooper@deloitte.co.uk

11 June 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA
Dear Jack,

Old St. Mary's Hospital, Manchester – Listed Building Consent Application for the removal of Ward 90 ceiling

Please find enclosed an application (the "Application") for Listed Building Consent the Planning (Listed Buildings and Conservation Areas) Act 1990 for the removal of an area of original ceiling located within Ward 90 at Old St. Mary's Hospital due to asbestos contamination. The applicant is the Manchester University NHS Foundation Trust.

Full details of the proposed works are provided under the 'Proposed Development' section later in this letter.

The Site

The Site is located within the Ward 90 / Hathersage Road Wing area of Old. St. Mary's Hospital. Old St. Mary's Hospital is located within Manchester City Centre and is bound by York Place Street to the north, Oxford Road to the West, Hathersage Road to the South and City Labs 2.0 to the east.

Background

The site benefits from a Planning Permission (Ref. 114882/FO/2016) and Listed Building Consent (Ref. 114888/LO/2016), both approved on 26 May 2017. The Listed Building Consent was subsequently amended via two Section 19 applications (Ref. 121568/JO/2018, approved 8 January 2019, and Ref. 124965/JO/2019) to vary Condition 2 and update drawing references to reflect minor amendments to the design.

These permissions have been implemented and partially delivered through the development of City Labs 2.0. Subsequently however the existing occupier (Manchester Fertility Clinic) of Old St Mary's Hospital ("OSMH") element of the Site has temporarily

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2026 Deloitte LLP. All rights reserved.

vacated , due to the building being unsafe to occupy. As such, there is a need to progress a listed building consent application to cover a package of ‘emergency’ works. When undertaking the surveys to inform the scope of this emergency works package it has been discovered that the ceiling within the Ward 90 / Hathersage Road Wing area contains asbestos. As such, the specialist contractor has advised that the ceiling should be removed to facilitate any further emergency works in this area. The removal of this ceiling therefore forms the basis of this application.

Pre-Application Consultation

A pre-application meeting was held with both the Planning and Conservation Officers from Manchester City Council (MCC) on 18th May 2026 to discuss proposals. MCC confirmed the acceptability of the proposals in principle however, confirmed that a standalone Listed Building Consent would need to be approved prior to works commencing. A follow up email was issued on 12th May 2026 setting out the proposed application scope, a response was received on 26th May 2026 confirming agreement with this.

Proposed Development

Recent site inspections within the Ward 90 area at Old St. Mary’s Hospital have revealed that the ceiling void is heavily contaminated with deteriorating asbestos containing materials. Loose asbestos from old services is therefore now fragmented and scattered throughout the ceiling void. As such, and in accordance with Health and Safety England (HSE) Guidance, it has been determined that the ceiling must be treated as contaminated, requiring its removal and disposal.

The removal works will be limited to areas deemed contaminated. Given the type of asbestos, its friability and large distribution, the existing lath and plaster has been found to be completely contaminated with asbestos. The lath and plaster, while original fabric, has a relatively modern construction methodology and is typical for its date while also not being decorative in nature.

This limited scope of ceiling removal will facilitate the wider refurbishment of Ward 90. The removal of the lath and plaster will facilitate inspections of the roof structure which will enable repairs to take place and remove the ongoing risk from asbestos. Figure 1 below sets out the proposed extent of the area of lath and plaster to be removed as part of this application.



Figure 1 – Area of lath and plaster to be removed

Planning Policy Considerations

This Section sets out the key planning policies and material considerations for the proposed works:

Relevant Planning Policy and Material Considerations

The key material planning consideration for this application is the impact on the designated heritage asset, Old St. Mary's Hospital, a Grade II listed building, and therefore adherence to planning policy regarding the historic environment.

Places for Everyone Policy JP-P2: Heritage sets out that reference should be made to national planning policy. It also sets out that development should ensure it is:

- Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
- Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

- Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Policy CC9 (Design and Heritage) within the adopted Manchester Core Strategy (2024) sets out development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also supports the need to ensure buildings are of the highest standard in terms of appearance and function, and all reinstatement works will repair the listed fabric to match the original like-for-like.

Saved UDP Policy DC19.1 states that applications for listed building consent involving or having an impact on buildings of Special Architectural or Historic Interest will have regard to securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Paragraph 210 of the NPPF (2024) states that "*in determining applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness"*

Paragraphs 212 -215 place great weight on the conservation of designated heritage assets, emphasising the need to avoid "substantial harm" in terms of demolition, significant alteration, or compromise the setting unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits.

The Heritage Statement prepared by Levrant assesses the existing expanding lath (EML) and plaster ceiling in Ward 90 as being of low-to-medium significance, noting it is original but not rare or innovative and unadorned. The proposed removal of this original historic fabric, required due to widespread asbestos contamination, is considered to result in a minor adverse impact, falling within the lower end of 'less than substantial harm' as defined by national planning policy. This approach aligns with Paragraph 210 of the NPPF, which supports sustaining the significance of heritage assets by putting facilitating viable uses alongside their conservation. The proposed works are fundamental to ensuring the

building's continued viable use as an essential hospital ward, thereby contributing positively to health and safety of its patients.

In line with NPPF Paragraphs 212-215, the identified 'less than substantial harm' arising from the removal of the ceiling is weighed against the significant public benefits. These benefits include ensuring public health and safety through the removal of hazardous asbestos-containing materials, and supporting the ability to deliver and secure the long-term optimum viable use of the Grade II listed building as an active hospital ward. The proposals have been carefully designed to minimise impact, with the replacement ceiling retaining the existing visual appearance and not affecting the higher significance structural elements of the roof. Furthermore, it will be ensured that harm is minimised through the implementation of a careful construction methodology that appropriately considers the listed status of the structure. This methodology is set out in full in the Method Statement prepared by Grahams and submitted in support of this application. Therefore, the localised adverse impact to the special interest of the listed building is clearly outweighed by the public benefits.

Furthermore, the proposals align with Places for Everyone Policy JP-P2 and Core Strategy Policy CC9 by prioritising the asset's conservation through design while enabling its continued function and contributing to social wellbeing by providing essential hospital services.. In accordance with Saved UDP Policy DC19.1, the application demonstrates regard for securing the continued use and maintenance of this building of Special Architectural or Historic Interest, thereby protecting its general setting and ensuring its long-term viability, despite the necessary removal of contaminated fabric.

Summary

In addition to this Covering Letter, the application comprises the following supporting evidence:

- Application Form, prepared by Deloitte
- Extended Covering Letter prepared by Deloitte.
- Heritage Technical Note prepared by SLHA.
- Method Statement prepared by Redish Vale.
- Design Information prepared by Shepperd Robson Architects:
    - 1:1250 Site Location Plan
    - 1:500 Existing Site Plan
    - 1:500 Proposed Site Plan
    - 1:100 Hathersage Road Wing, 1st Floor Reflected Ceiling Plan – Existing
    - 1:100 Hathersage Road Wing, 1st Floor Reflected Ceiling Plan – Demo
    - 1:100 Hathersage Road Wing, 1st Floor Reflected Ceiling Plan – Proposed
    - 1:100 Hathersage Road Wing, Roof Section – Existing

- 1:100 Hathersage Road Wing, Roof Section – Demo
- 1:100 Hathersage Road Wing, Roof Section – Proposed
- Survey Document – including roof diagram and visual inspection photographs
- Design and Access Statement

This application is submitted via the Planning Portal under reference: PP- 14985643 (LBC)

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451)

Deloitte LLP

Deloitte LLP