MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000511
Application type:	Full planning permission
Proposal:	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; installation of an external flammable store at ground floor level and insertion of 6 new window to the ground floor.
Site address:	Christie Hospital Kay Kendal Building Wilmslow Road Withington
Ward(s):	Didsbury West
Date application valid:	10 June 2026
Applicant name:	The Christie hospital
Agent (if any):	Charlotte Maynard
Case officer:	David Lawless
Recommendation:	Approve
Date of recommendation:	04 August 2026

Description of site, building and/or area

Christie Hospital Complex to the west of Wilmslow Road, Withington.

Description of development

- 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, annotated by the red stars
- Installation of 2 no. flues, annotated by red arrows;
- Installation of an external flammable store at ground floor level and insertion of 6 new window to the ground floor, annotated by yellow stars



Consultation, notification and publicity responses

Local Residents/Members of the Public – No comments received.

Withington Civic Society – No comments received.

Environmental Health – recommend the limitation of construction hours and a condition related to external plant.

Relevant policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period ran for 12 weeks and closed on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

a) 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;
b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
c) 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;
d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

> c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.

- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policies – Policy DC26, Development and Noise, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Assessment

Principle of the Proposal – The principle of the proposed development is considered acceptable. Comparable proposals have previously been approved within the wider hospital complex, including planning permission 125977/FO/2020 for the installation of two rooftop plant rooms together with associated facilities and equipment.

Notwithstanding the acceptability of the proposal in principle, careful consideration must be given to its potential impact on residential amenity, particularly in relation to noise generated by the proposed plant and equipment.

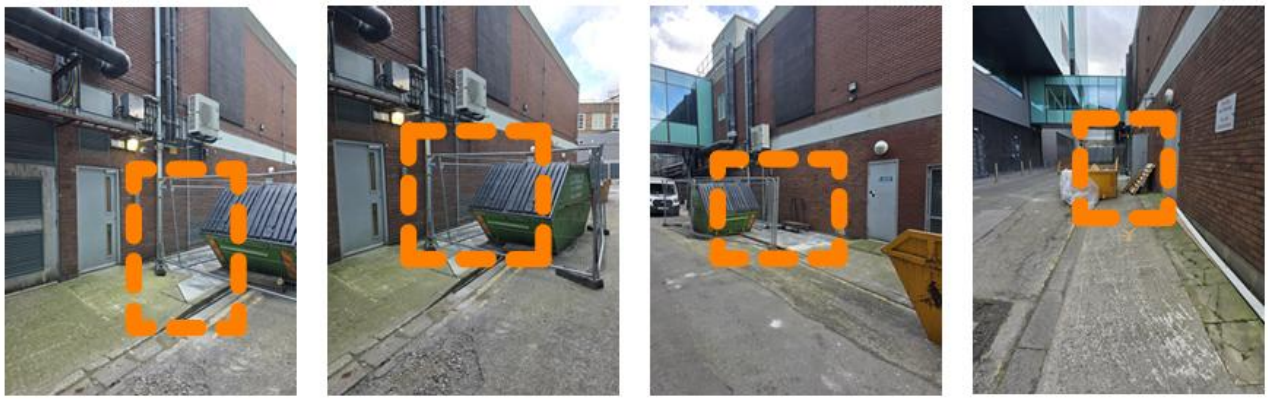
Residential Amenity – The proposed plant and equipment would be located within the hospital complex and at a sufficient distance from the nearest residential properties such that significant adverse noise impacts are not anticipated. Furthermore, the surrounding context is characterised by existing hospital-related activity and plant infrastructure, which contributes to the prevailing background noise environment. As such, the proposal is not considered likely to give rise to unacceptable harm to the amenity of nearby residents.

Nevertheless, Environmental Health has advised that, in the interests of safeguarding residential amenity and to ensure that noise from the development remains within acceptable limits, it is prudent to attach a condition to any consent to require the implementation of appropriate acoustic insulation and noise attenuation measures. Subject to compliance with this condition, it is considered that the proposal would not have an unacceptable impact on the living conditions of neighbouring occupiers.

Visual Amenity – The proposed flammable store would be of a functional design (see below) and located to the side of the building, adjoining an access road (see below). As such it is not visible from Wilmslow Road or any other public highway.

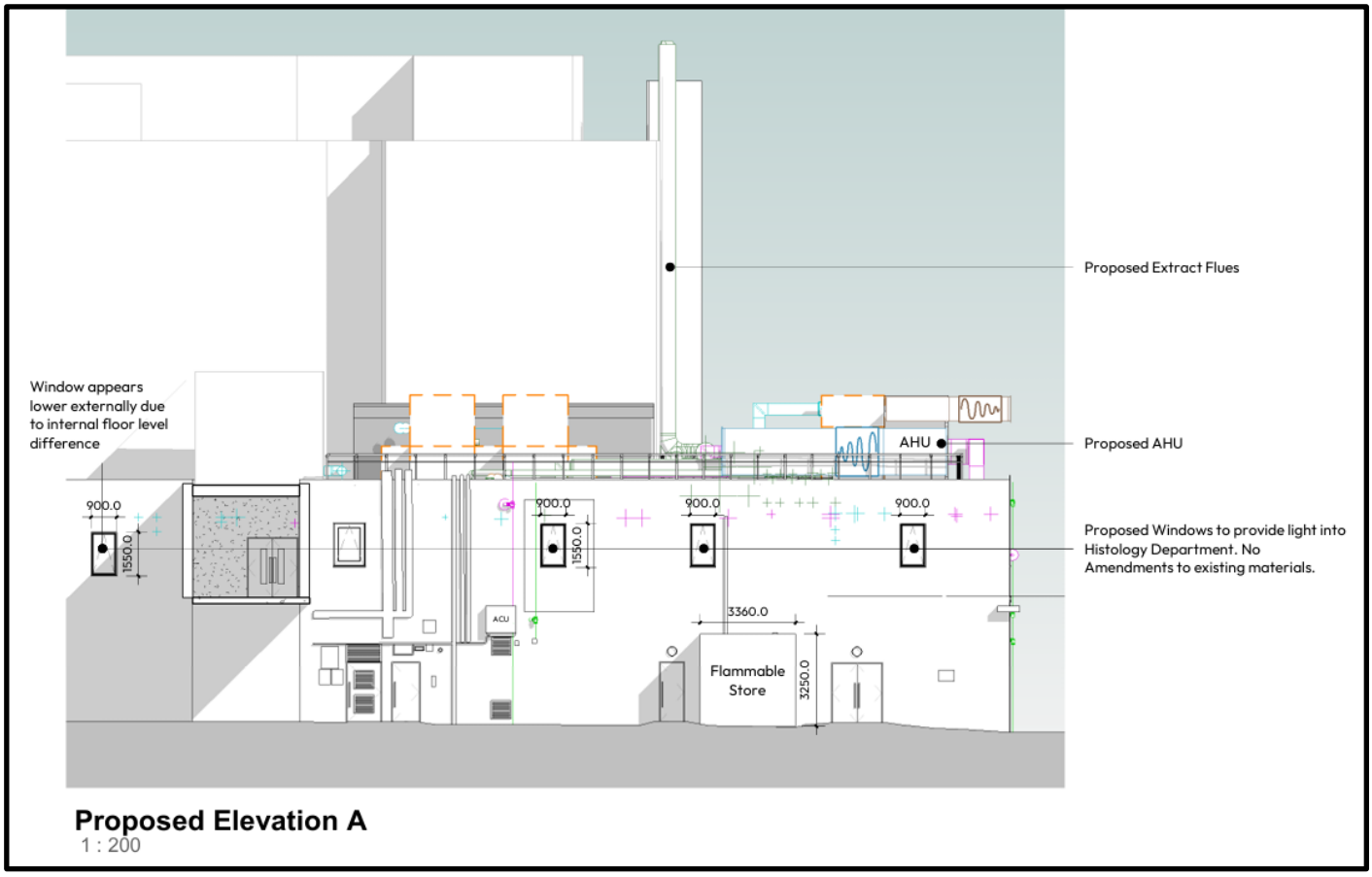


Example of 16 Drum Firevault unit



Proposed location for external flammable store

The proposed windows are shown below, along with the rooftop plant, and store, again they are not visible from the public realm. In view that the flues would project above roof level it is proposed to attach a condition to require that the finalised colouration and finish of the flues be submitted for consideration , prior to the installation of the flues.



Given the above, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the hospital.

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 polices 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.

Conclusion

The proposed development is considered acceptable in principle and is consistent with similar developments previously approved within the hospital complex. The proposal would not result in unacceptable harm to residential amenity due to its location within the wider hospital site and its separation from nearby residential properties. Subject to a condition requiring appropriate acoustic insulation and noise attenuation measures, any potential noise impacts can be satisfactorily mitigated. Furthermore, the proposed works would not adversely affect visual amenity, as the development would be largely screened from public view and would have a limited visual presence within the surrounding area. Accordingly, the proposal is considered to comply with relevant planning policies and is recommended for approval, subject to the stated condition.

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.
Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

a) Drawing no. CASDEC-CRI8-KK-XX-DR-A-040001 Rev P02 – Location Plan
b) Drawing no. CASDEC-CRI8-KK-02-DR-A-040021 Rev P04 – Level 02 -Proposed Roof Plan
c) Drawing no. CASDEC-CRI8-KK-XX-DR-A-040023 P05 – Proposed Elevations
d) Drawing no. CASDEC-CRI8-KK-XX-DR-A-040090 Rev P01 – Level 00 -Proposed External Works

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the development hereby approved, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the development hereby approved is operational.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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 Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

4) Prior to the installation of the flues hereby approved, finalised details of the colouration and finish shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Environmental Health Informative - To safeguard the amenities of nearby residents, construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work