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26 August 2026

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

FAO David Lawless

Dear David,

Wolfson Molecular Imaging Centre, 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 a ground floor link bridge, fire door, replacement windows, and plant equipment, including a new enclosure, external chiller unit, and external condenser units (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 a ground-floor fire escape door and canopy, a ground floor link bridge, fire-safety alterations including replacement fire-rated windows and the application of window film, external condenser units, and a plant room housing mechanical and electrical equipment, including a chiller, chilled-water plate heat exchanger, chilled-water pumps, BMS panel and electrical switchgear"

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

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Extended Covering Letter	Deloitte LLP
Site Location Plan	CRI8 Studio
Suite of Planning Drawings	CRI8 Studio

The Site and Site Context

The application site (the "Site") comprises alterations to part of the Wolfson Molecular Imaging Centre (WMIC), located within the north-western part of The Christie Hospital estate in Withington, Manchester.

The Site is bounded by an access road and Car Park C to the north, Palatine Road to the west, and the wider Christie estate to the south and east. The Christie forms the principal land use in the immediate area, although the wider surrounding context includes predominantly low-rise residential development.

The Christie is one of the UK's leading specialist cancer centres and plays a significant role in the delivery of regional and national healthcare services, research and innovation. An important component of this wider research and healthcare ecosystem is the Wolfson Molecular Imaging Centre (WMIC), a University of Manchester-owned building that forms the flagship of the University's Imaging Facilities.

The Proposed Development forms part of a wider programme of investment within the WMIC to facilitate the delivery of a new PET-CT scanner facility. The facility will accommodate a state-of-the-art total-body scanner, significantly increasing scanning capacity and enhancing diagnostic capabilities. With existing facilities approaching operational capacity, alongside increasing patient demand and continued growth in research activity, the enhanced facility will support the continued delivery of specialist cancer services and world-leading research.

The proposed external door, link bridge and fire safety improvements are required to support the safe and efficient operation of the facility. The link bridge and dedicated access arrangements will provide a direct route for ambulance arrivals and facilitate the movement of clinical waste, reducing operational conflicts within the building. The proposed glazing alterations will enhance fire protection and support the new means of escape strategy.

The proposed plant room, chiller enclosure and associated equipment are required to accommodate the cooling infrastructure necessary to support the new PET-CT scanner.

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Due to the significantly greater cooling requirements of the new scanner, the existing plant arrangements are insufficient to accommodate the required equipment. Alternative locations within the building have been assessed; however, constraints relating to available space, equipment size and maintenance access requirements mean that the proposed location represents the most appropriate and operationally effective solution.

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:

- Replacement of one ground floor window with a new fire escape door;
- Installation of an overhead canopy above the proposed new door;
- Installation of a link bridge at ground floor level;
- Application of film to seven ground floor windows;
- Replacement of four windows at basement level with fire-rated window units;
- Installation of seven wall-mounted condenser units at ground level;
- Installation of plant room, including chilled water plate heat exchanger, chilled water pumps, associated chilled water pipework, BMS panel and electrical switchgear;
- Installation of a rooftop chiller and screening above the proposed plant room; and
- Relocation of existing condenser unit above plant room.

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.

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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 (2026)	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 was published on August 17 2026 and so has been considered against the context of this Application.

The Draft Manchester Local Plan Regulation 19 Consultation is currently live, taking place between August and September 2026. Given its current status, it has been given 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.

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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) 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 (2026)	Chapter 7 (Building a strong, effective economy) Chapter 16 (Promoting Healthy Communities)

Principle of Development

Relevant Policies / Material Considerations

Core Strategy Policy SP1 – Spatial Principles

Core Strategy Policies EC1 – Employment and Economic Growth in Manchester

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Core Strategy Policy EC9 – South Manchester

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

NPPF (2026)

The Proposed Development will deliver essential infrastructure required to support the continued modernisation and operation of The Christie NHS Foundation Trust. As set out within the supporting information, the proposed plant room and associated mechanical infrastructure are required to support upgraded healthcare facilities and ensure that The Christie can continue to meet increasing patient demand, expand its clinical capabilities, and maintain its position as a world-leading centre for cancer treatment and research. The proposed works will therefore contribute to the ongoing success of a major employment location and innovation hub, consistent with the objectives of the Core Strategy Policies SP1, EC1, EC2 and EC9.

The Proposed Development is also strongly supported by Policy JP-P6 (Health) of Places for Everyone, which seeks to maximise positive contributions to health and wellbeing and confirms that improvements to health facilities will be supported. By providing essential infrastructure that enables enhanced healthcare provision, diagnostic capacity and medical research, the proposed works to the WMIC building will directly contribute to improved health outcomes and the continued delivery of specialist cancer services.

Significant support is also provided by the National Planning Policy Framework (2026). Chapter 16 (Promoting Healthy Communities) confirms that authorities should attach considerable importance to the provision of health care facilities. Policy HC4 further states that substantial weight should be given to proposals that provide new or improved public service infrastructure and to development that makes a demonstrable contribution towards promoting good health and reducing health inequalities.

In addition, Chapter 7 (Building a Strong, Effective Economy) of the NPPF supports investment, expansion and adaptation of nationally important facilities. Policy E2 confirms that substantial weight should be given to the economic benefits of development that enables organisations to invest, expand and adapt. The Christie is a major source of high-skilled employment within Manchester and a nationally important research centre.

Accordingly, the Proposed Development is strongly supported by local and national planning policy, representing an appropriate and sustainable investment in essential healthcare infrastructure. It will support the continued delivery of world-class cancer

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treatment and research, strengthen a major local employment hub, and provide important public health, social and economic benefits.

Amenity Considerations

Relevant Policies / Material Considerations

Core Strategy Policy DM1 – Development Management

UDP Saved Policy WB2 - Employment and Economic Development

Core Strategy 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 comprises a series of minor external alterations to the WMIC building that are required to support operational needs and enhance fire safety provisions.

The proposed works have been carefully designed to integrate with the established character of the WMIC building and the wider Christie estate. The proposed guardrails to the link bridge will match the appearance and detailing of existing railings within the campus, ensuring visual continuity and a cohesive appearance. The replacement windows and associated fire safety improvements represent modest alterations that will be viewed within the context of an established healthcare campus and will not materially alter the appearance of the building.

Furthermore, the proposed plant room will be positioned within the narrow service area between the WMIC building and the adjacent Christie building to the south, adjacent to an existing link corridor. This location has been selected to minimise visibility from surrounding public viewpoints. The external masonry plant enclosure room wall will be constructed using brickwork to match the appearance of the existing neighbouring building. As a result, the development will have a limited effect on the character and appearance of the site and wider area. The Proposed Development therefore accords with Core Strategy Policies DM1 and EN1, which seek to secure high quality design that responds positively to local character and context, whilst ensuring that development is appropriately integrated within its surroundings.

In accordance with Saved UDP Policy DC26 and the National Planning Policy Framework (2026), the Applicant has commissioned an Acoustic Impact Assessment which is currently being carried out. The assessment will establish existing background noise levels, assess the anticipated plant noise emissions and identify any mitigation measures required to ensure that the operation of the proposed plant does not result in adverse impacts on the

amenity of nearby occupiers. Any necessary acoustic attenuation measures will be incorporated into the final design to ensure compliance with relevant planning policy.

Overall, the proposed alterations will be experienced within the context of the existing institutional and healthcare buildings that characterise The Christie estate. Given their limited scale and sensitive design, the works will not adversely affect the established character or appearance of the area. Following the incorporation of any necessary acoustic attenuation measures identified through the Acoustic Impact Assessment, the Proposed Development is considered to comply with Core Strategy Policies EN1 and DM1, together with Saved UDP Policy DC26 and Saved UDP Policy WB2.

Conclusion

It is considered that the proposals for new link bridge, fire door, window replacements, plant room along with associated new plant installations 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 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 when read as a whole and is supported by other material considerations. Therefore, the Proposed Development merits the support of the Local Planning Authority.

Summary

This Application is submitted via the Planning Portal under reference: PP-15144102

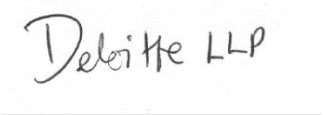
A detailed assessment of the Proposed Development has been undertaken against planning policies at all levels as set out within the body of this Letter.

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).

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Yours sincerely



For Deloitte LLP
Encl.

Appendix A – Full List of Drawings

- 251001-CRI8-XX-00-D-A-070002-Proposed General Arrangement Plan
- 251001-CRI8-XX-00-D-A-070003-Existing Plan
- 251001-CRI8-XX-XX-D-A-020001-Location Plan
- 251001-CRI8-XX-XX-D-A-070004-Proposed External Bridge Plans and Elevations
- 251001-CRI8-XX-XX-D-A-070005-Proposed Plant Enclosure Plans and Elevations
- 251001-CRI8-XX-XX-DR-A-070001-Existing and Proposed Elevations