

Christie Neighbourhood Forum
Tuesday 3 June 2025
The Paterson, Ground Floor Rooms 54-00-104 & 54-00-105, The Christie & Microsoft Teams

Agenda

Start: 17:30hrs
Chair: Andrew Simcock

01/25	Standard business		
a	Chair's welcome and Introductions	v	Chair
b	Apologies for absence	v	Chair
c	Minutes of the last meeting held on 4 March 2025	*	Chair
d	Action Log	*	Chair
e	Matters arising	v	Chair
02/25	Understanding the relationship between The Christie Charity and The Christie Hospital	v	Sally Parkinson
03/25	Reprovision of pathology facilities	p	Barry Crichton
04/25	The Christie Capital Development Update	p	Barry Crichton
05/25	Christie Charity owned buildings	v	Sally Parkinson
06/25	Car Parking Zone	*	Chair
07/25	Christie Car Parks update	v	Rosie Gill
08/25	Green Travel Plan	p	Will Blair
09/25	Any other business	v	Chair
	Dates and times of next meetings: 2 September 2 December 5.30pm to 7pm via Microsoft Teams & Meeting rooms 54-00-104 and 54-00-105 in the Paterson Building, The Christie Hospital.	v	Chair

Close: 19:00hrs

* paper attached
v verbal item
p presentation



Christie Neighbourhood Forum
Tuesday 4 March 2025
The Paterson, Ground Floor Rooms 54-00-104 & 54-00-105, The Christie & Microsoft Teams
Minutes

Members	Representing	Present / Apologies
Alex Beedle (AB)	The Christie	Present
Alan Denham (AD)	Resident	Present
Barry Crichton (BC)	Avison Young Interim Director of Capital, Christie	Present (MST)
Bill Ibrahim (BI)	Resident	Apologies
Cllr. Andrew Simcock (Chair) (AS)	Didsbury East Councillor	Present
Cllr. Angela Gartside (AG)	Withington Councillor	Present
Cllr. Becky Chambers (BCh)	Withington Councillor	Apologies
Cllr. Chris Wills (CW)	Withington Councillor	Apologies
Cllr. Debbie Hilal (DH)	Didsbury West Councillor	Present
Cllr. John Leech (JL)	Didsbury West Councillor	Present
Cllr. Leslie Bell (LB)	Didsbury East Councillor	Present
Cllr. Linda Foley (LF)	Didsbury East Councillor	Apologies
Cllr. Richard Kilpatrick (RK)	Didsbury West Councillor	Present
Dave Roscoe (DR)	MCC Planning	Present (MST)
David Smith-Milne (DS-M)	Resident	Present (MST) <i>Left the meeting at 18:20</i>
Debbie Hey (DH)	Resident	Apologies
Doug Edwards (DE)	Resident	Present
Gavin Evans (GE)	MCC South Neighbourhood Team	Apologies
Jim Machin (JM)	Resident	Apologies
Karen Bullen (KB)	Resident	Present
Mandy Salmon (MS)	MCC & Neighbourhood Manager	Present (MST)
Marjorie McSweeney (MMcS)	Resident	Present
Margaret Booth (MB)	Resident	Apologies
Mhorag Goff (MG)	Resident	Present (MST)
Patricia Wilkinson (PW)	Parking Services Manager MCC	Present (MST) <i>Left the meeting at 18:20</i>
Peter Walch (PWa)	Resident	Apologies
Rachel Barker (RB)	Resident	Present (MST)

Rita Whitehead (RW)	Resident	Apologies
Rosie Gill (RG)	The Christie	Present (MST)
Sally Parkinson (SP)	The Christie	Present
Steve Roman (SR)	Resident	Present
Stuart Bracewell (SB)	Resident	Present
Will Blair (WB)	The Christie	Present
Fi Fitton (minutes)	The Christie	Present (part) (MST)

01/25	Standard business	Action
a	Chair's welcome and Introductions	
	The Chair welcomed members to the meeting and introductions were made for attendees in person and those on MS Teams. The Chair welcomed Barry Crichton who is the providing the role of interim Director of Capital (replacement for Stuart Keen who left the Trust in January 2025. The Chair and members of CNF expressed appreciation for Stuart's work over the years in coordinating between The Christie and the City Council on various planning applications as Director of Capital and wished him well in his new role.	
b	Apologies for absence	
	Noted above.	
c	Minutes and actions of the last meeting held on 3 December 2024	
	The minutes of the last meeting were accepted as a true record with the exception of the below. MG stated that she wasn't present at the last meeting, but the action did not reflect the issues that she raised and hadn't been addressed being the lack of accountability and unresolved issues regarding pollarding and the planting of non-native trees. AS acknowledged MG's concerns and stated that he had read out the email that MG sent him in the meeting on 5 March 2024 which was minuted. SP stated that a response had been emailed to MG on 5 December 2024 copying in AG explaining the reasons for tree cutting due to disease. MG felt this did not address all the issues she raised but had not responded to the email. SP suggested MG put in writing via email any outstanding concerns. Action log updated.	MG
d	Matters arising	
	JL raised the issue of missing 'no loading' signs on Oak Road, which affects enforcement. PW confirmed that the signs were supposed to be installed and agreed to investigate the	

	matter further and mentioned that the signs might have been placed incorrectly and agreed to check with the contractors and ensure correct placement. It was agreed that JL, PW and AS would discuss the issue through email communication after the meeting.	PW
02/25	Car Parking Zone	
	PW provided the data for car parking from December 2024 to February 2025 which was emailed to members of CNF on 4th March 2025. SB questioned the effectiveness of parking enforcement, noting the difference in activity between cycle patrols and vehicle patrols. PW explained that cycle patrols are more proactive during the day, while vehicle patrols cover a wider area and operate in the evenings. SB raised concerns about the lack of follow-up checks on limited waiting bays, which PW agreed to investigate and provide detailed statistics on the enforcement activities in limited waiting bays to address the concerns raised regarding Danesmoor Road. There was a query whether people who keep getting fined after a certain period could have a higher fine. PW advised that if they get tickets every day and pay them then there is nothing that can be done, however, if they don't pay and have an excess of three fines, they can clamp the vehicle and remove it from the highway. AG raised concerns about Blue Badge holders parking on double yellow lines on Cotton Lane near junctions, causing traffic issues. PW explained that Blue Badge holders are allowed to park on double yellow lines for up to three hours unless there is a 'no loading' sign. PW agreed to review specific cases if images are provided to her by residents. Action: PW to provide guidance that the Council uses for enforcing ticketing relating to disabled badges. DS-M expressed frustration over the displacement of parking issues to adjacent streets outside the current parking zone (specifically Pine and Elm Roads). The impact report produced by the local authority to justify the scheme didn't consider or consult on the displacement impacts only the impact on residents within the scheme. RK explained that the parking scheme was limited by budget constraints and mentioned the availability of Neighbourhood Infrastructure Renewal Fund (NIRF) funding for traffic regulation changes which could help address some of the displacement issues. DS-M suggested exploring match funding and collaboration with The Christie to extend the parking scheme. AS stated, that he'd advised DS-M via email that NIRF funding was available from the Didsbury West Ward if that was an option Councillors and others wanted to consider for a traffic regulation order change (but isn't a resident parking zone order). DS-M expressed his frustration with this response. <i>DS-M left the meeting at 18.20.</i>	PW PW
03/25	Christie Car Parks update	
	AB presented slides and highlighted key points as follows: • Installation of electronic signage re spaces on Wilmslow Road • Renewed car parks signs re CCTV on Wilmslow Road • Car park team robustly managing access and egress • Actively looking at maximising use of patient car parks by moving contractors	

	- Managing Staff Car Park Waiting List - Continue to promote Active Travel and staff use of public transport - Staff without permits - We continue to advise to respect local residents, not blocking drives etc. - Additional EV charging points for staff in March - Positive feedback re car park attendants and their customer interaction with patients looking for spaces RG staff parking waiting list and eligibility criteria (c140 staff on the list). WB discussed the ongoing efforts to promote sustainable travel among staff, including the provision of cycle compounds and the introduction of more EV charging points to promote green travel. The Trust's green travel plan is at the governance stage and will be approved shortly. Action: WB/RG to provide an update on the Green Travel Plan including the criteria for the staff car parking waiting list at the next meeting.	WB/RG
04/25	Replacement of Derek Crowther building	
	Barry Crichton, (BC) updated on the replacement of the Derek Crowther building. Previous feedback recap (March and Sept 2024): - Ensure suitable scale to minimise local impacts - Facility should not exceed 3 storeys including plant rooms - Link bridge connection to the main site at first floor level - Naming of any future development retains the Derek Crowther naming - The scale and massing of proposals will require testing through design development stage to assess impact on the Conservation Area and amenity of adjacent residents and shops prior to any application submission - Design and delivery approach being reviewed Progressing with RIBA Stage 2 concept design - There is a tree constraints plan protecting the roots, therefore, these are being worked around using sympathetic foundations to minimise any impact on the protection areas. No trees are being removed for the facility but there will be some overdue pruning with overhanging. Key dates: - RIBA Stage 3 Coordinated Design May 2025 - RIBA Stage 4 Technical Design June 2025 - Planning Application May 2025 - Demolition Aug / Sept 2025 - Commence construction Sept 2025 - Completion circa Sept 2026 AS asked what impact this would have on parking? BC stated that parking during the construction phase will be subject to a robust construction management plan which is in development currently. DE asked how long planning approval took. DR confirmed it varies due to the quality of the information received, hence difficult to provide a definitive response. It is an ambitious timescale but if everything goes smoothly it is doable.	

	AG stated that there is a row of houses behind the plot with residents living there, so there may be temporary residents living above the shops, but the shops may have something to say about the size of the building if it were to go higher. JL asked how much clearance there would be for underneath the bridge for example will fire engines be able to travel underneath. BC confirmed the development was true to 3 storeys. In terms of the bridge clearance, it will be 5 metres which is the requirement for highway access beneath it. The team are working with Deloitte to engage local residents. Regarding the old outpatients, MMcS queried that when funding was available would Wards 10, 11 and 12 be relocated above the ASIC development. SP confirmed this was still the intention. RK stated there were 3 members of the planning committee present (who had not commented on the proposed plans and indicative drawings) which is fine for the concept meeting but not for the next meeting once the plans are formalised. AG advised that should this application go to the Planning Committee she would declare an interest and leave the Planning Meeting, as she is the Partner Governor at the Christie for Manchester Council. AS requested, that BC be present in person at the next meeting on 3 June 2025 to talk about the plans in more detail once there has been further consultation with local residents. AS asked BC to wait until after the CNF meeting in June before submitting the planning application.	
05/25	The Christie Capital development update	
	BC updated on capital developments. Completed projects: - Decant Ward 14 & 15 to a new 20 bed ward was completed in November 2024 - Pharmacy Inpatient Robot project: - New temporary Pharmacy under construction in December 2024 - Pharmacy relocated in January 2025 - Linac accelerator 3 refurbishment and installation of equipment completed in January 2025 Ongoing projects: - Pharmacy Inpatient robot project - Existing pharmacy refurbishment started in February 2025 is due to complete March 2025. - Linac accelerator 11 under refurbishment is due to complete March 2025 Projects commenced January 2025: - Replacement of Mechanical & Electrical Services - Refurbishment of W. C's, Reception, Treatment & Laboratory Spaces. - Nuclear Medicine refurbishment due to complete November 2026 Advanced Scanning and Imaging Centre - RIBA Stage 3 due to complete April 2025 Next steps: - Survey activity	

	• RIBA Stage 4 • Target price • Decant activity • Decommissioning and Demo • Commence construction • Start onsite December 2026	
06/25	Christie Charity owned buildings	
	AS queried whether anything significant had happened with The Grange and Bridge Club since the last meeting in December 2024. SP advised that they continue to be used for temporary parking. SP advised that the next meeting of the Charity Board is mid-March 2025 at which the use of these buildings will be discussed. SP confirmed that the charity remains an independent charity with both Trust and independent trustees.	
07/25	Any other business	
	None.	
	Date and time of next meetings 2025: 3 June 2 September 2 December 5.30pm to 7pm via Microsoft Teams & Meeting rooms 54-00-104 and 54-00-105 in the Paterson Building, The Christie Hospital.	

Christie Neighbourhood Forum

Action Log 2024/2025

Meeting Date	Agenda Item	Topic	Action	Person responsible	To Month	Progress
05/12/2023	04/23	The Christie Capital development update	Richard Kilpatrick to share HS2 information.	RK	Mar-24	03/09/2024 – SK reported no update or further information received currently. Completed.
05/12/2023	04/23	The Christie Capital development update	SP agreed to bring an update for the next meeting in terms of occupancy of the Paterson.	SP	Mar-24	03/09/2024. SK updated this is how the building is being occupied. SK will bring an update in December 2024. 03/12/2024. SP updated that they are looking at the occupancy currently and will update once this has been completed. Over 100 Pharmacists now move into Paterson Building (April 2025). The building is now nearly at full (hot desking) capacity for Christie floors. Completed.
03/09/2024	02/24	CPZ	PW to find out if the ANPR vehicle cameras can see the bottom of cul-de-sacs and check that the CEOs are reporting faded yellow road markings.	PW	Dec-24	Outstanding
03/12/2024	01/24d	Matters arising	Follow up with PW regarding the parking scheme figures and enforcement statistics	PW	Mar-25	Outstanding
03/12/2024	01/24d	Matters arising	PW to clarify on the enforcement of cycle lanes and parking regulations at the next meeting.	PW	Mar-25	Managed cycle lanes can be enforced but it is the double yellow lining that runs inside it. If vehicles stop on these then they will be issued with a ticket. If there is no loading ban in the area,

						taxis can still stop and drop off and pickup. Camera trialling has commenced on 03/03/25 in some cycle lanes in Chorlton. If it is successful then cameras maybe rolled out to other areas. Completed.
03/12/2024	02/24	Car Parking Zone	AS to report adding a “no loading” sign at the corner of Circular Road and Oak Road to the local authority	AS	Mar-25	Discussed under agenda item 02/25. Completed.
03/12/2024	03/24	Withington Village Regeneration Partnership (WVRP)	PW to clarify why people are receiving car parking tickets for queuing for the Car Park D, Wilmslow Road.	PW	Mar-25	Outstanding
04/03/2025	01/25c	Minutes & actions of the last meeting	MG to send a further email to SP detailing her concerns and copying in AS.	MG	Jun-25	Completed.
04/03/2025	01/25d	Matters Arising	PW to investigate the missing “no loading” signs on Oak Road and check with the contractors to ensure correct placement	PW	Jun-25	
04/03/2025	02/25	Car Parking Zone	PW agreed to investigate and provide detailed statistics to SB on the enforcement activities in limited waiting bays on Danesmoor Road	PW	Jun-25	
04/03/2025	02/25	Car Parking Zone	PW to enquire with Highways regarding continuous yellow lines and dashed lines regarding the enforcement of cycle lanes and parking regulations	PW	Jun-25	
04/03/2025	02/25	Car Parking Zone	PW to provide guidance that the Council uses for enforcing ticketing relating to disabled badges..	PW	Jun-25	
04/03/2025	03/25	Christie Car Parks	WB/RG to provide an update on the Green Travel Plan including the criteria for the staff car parking waiting list at	WB/RG	Jun-25	

			the next meeting.			
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28 May 2025

An Update on The Christie Withington Site – A New Pathology Centre

Dear Neighbour,

We're writing to share information about a new project at The Christie Withington site and invite your feedback. We understand the importance of transparency and want to address any concerns you may have. This project involves redeveloping the area opposite Withington Health Centre, currently occupied by two-storey temporary cabins used for clinical purposes. These clinical services will be relocated within the Withington site during construction. See the image below for the exact location:



What's planned?

We're proposing to replace these cabins with a modern, purpose-built, three-storey pathology centre (plus plant suitably screened on the roof). This new centre will house state-of-the-art laboratories, significantly improving our pathology services. This is crucial because our current pathology department, located in the older part of the Christie site on Wilmslow Road, is no longer suitable. The limited space and outdated layout restrict the speed of operations, creating a backlog of sample testing and hindering the introduction of new technology. This impacts our ability to provide timely results, which is particularly important for rapid on-site testing from theatres and other critical areas.

Why is this important?

Pathology, which involves examining cells and tissue and providing testing and screening (including for clinical trials), is essential to every patient's journey at The Christie. We currently conduct over 1 million tests annually, and as a leading provider, we also serve other hospitals regionally and nationally. The new facility will allow us to process a greater volume of samples more quickly, using advanced technology. This enhanced efficiency will lead to better patient outcomes. Importantly, this redevelopment will not increase staffing or patient levels at the Christie, and therefore will not increase parking demand.



What about construction?

Subject to planning approval, we plan to remove the existing structures in August 2025 and begin construction in November 2025, aiming for completion by November 2026. We're committed to minimising disruption to our neighbours. We propose using The Grange (the former home to Manchester Muslim Preparatory School on the corner of Wilmslow Road and Cotton Lane, currently vacant and owned by The Christie Charity) for site offices and construction vehicle parking.

Who is involved?

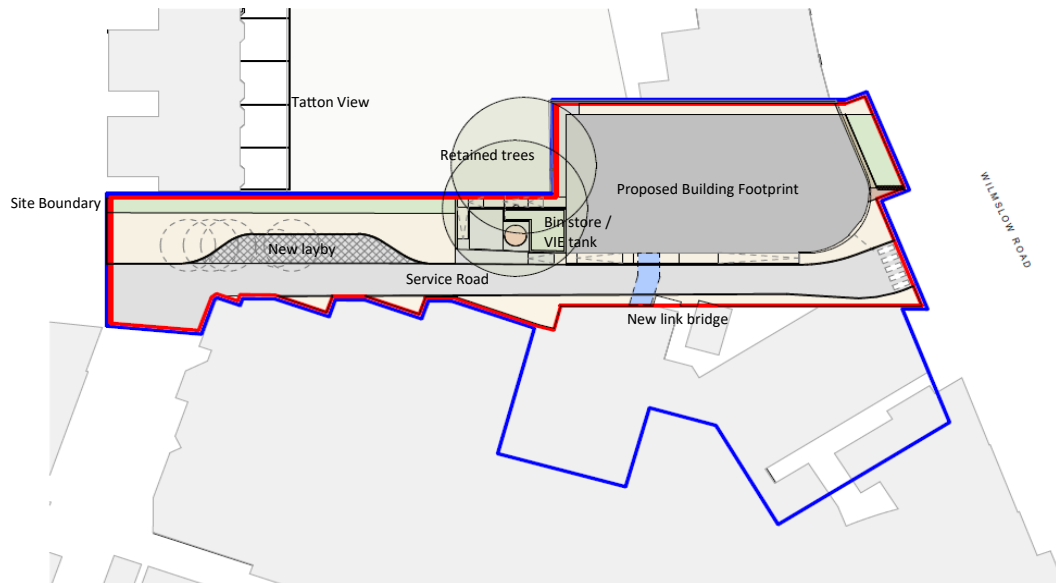
The construction will be managed by Northern Pathology Developments Limited, a wholly-owned subsidiary of The Christie Charity. This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds.

We want to hear from you!

We value your input and invite you to share your feedback before we submit the planning application. You can also learn more and ask questions at the next Neighbourhood Forum meeting on 3 June 2025 at 1730 at The Paterson, Ground Floor Rooms 54-00-104 & 54-00-105, The Christie NHS FT, 550 Wilmslow Road, Manchester, M20 4BX.

If you have any questions before then, please contact Fi Fitton (email - fi.fitton@nhs.net)

INDICATIVE PLAN

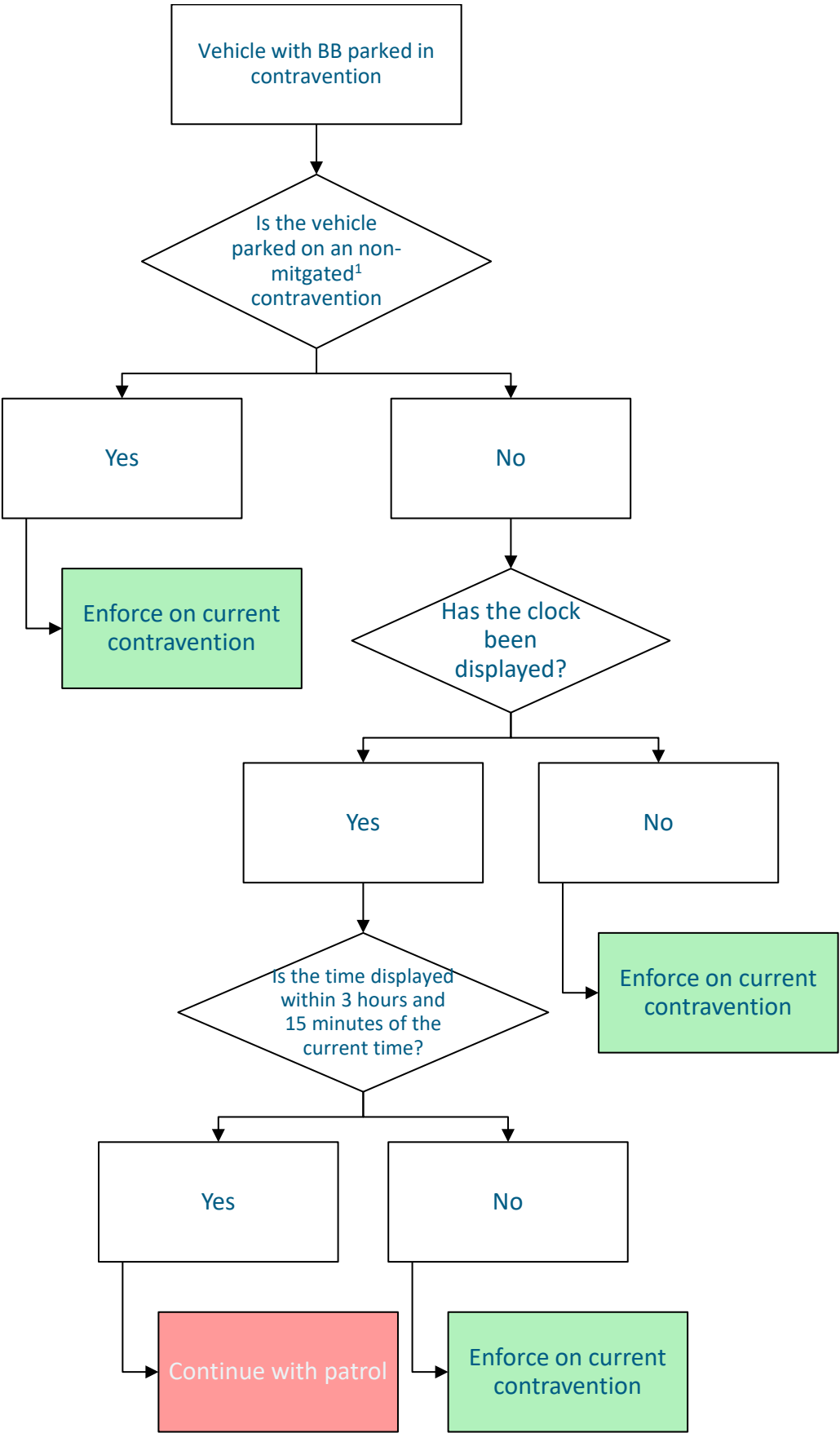


Location	PCNs	HHC Visits	CCTV Visits	Total Visits
Wilmslow Road	1333	4056	7973	12029
Burton Road	158	900	1179	2079
Hill Street	158	588	237	825
Circular Road	145	679	151	830
Rathen Road	133	346	114	460
Oak Road	103	350	164	514
Tatton Grove	102	432	136	568
Goulden Road	54	316	126	442
Lausanne Road	54	261	50	311
Cotton Lane	46	208	149	357
Palatine Road	45	237	987	1224
Central Road	38	321	67	388
Rippingham Road	33	205	88	293
Everett Road	31	178	121	299
Parkville Road	25	106	23	129
Moorfield Street	24	165	67	232
Kinnaird Road	23	182	81	263
Stephens Road	21	125	100	225
Ballbrook Avenue	20	207	64	271
Brooklawn Drive	19	108	49	157
Hague Road	18	209	54	263
Morris Street	18	171	33	204
Langford Road	16	139	36	175
Barbican Street	15	79	39	118
Cromer Avenue	15	159	45	204
Davenport Avenue	15	177	74	251
Harcombe Road	15	164	40	204
Strathblane Close	15	83	10	93
Wellington Road	15	106	48	154
Whitchurch Road	15	65	60	125
Egerton Crescent	14	139	78	217
Westholme Road	14	138	79	217
Marriott Street	12	155	48	203
Parsonage Road	12	118	123	241
Thursby Avenue	12	33		33
Arnfield Road	11	154	45	199
Lyndhurst Road	11	245	56	301
Patten Street	10	58	37	95
St Pauls Road	10	55		55
Ashdene Road	9	109	42	151
Barnett Avenue	9	79	39	118
Brigadier Close	9	93	42	135
Easthope Close	9	68	12	80
Sandleigh Avenue	9	130	37	167
Brookleigh Road	8	110	38	148
Copson Street	8	117	76	193
Old Moat Lane	8	54	85	139

Wensley Drive	8	125	33	158
Chatham Grove	7	97	33	130
Redcar Avenue	7	135	44	179
Ridsdale Avenue	7	50	14	64
Albemarle Avenue	6	95	37	132
Heaton Road	6	191	62	253
The Circuit	6	128	34	162
Candleford Road	5	107	1	108
Malvern Grove	5	95	65	160
Delaine Road	4	95	33	128
Endsleigh Road	4	137	27	164
Fairholme Road	4	106	39	145
Ferndene Road	4	114	28	142
Hopelea Street	4	42	7	49
Mardale Avenue	4	88	23	111
Palatine Avenue	4	82	31	113
Stow Gardens	4	84	32	116
Tenby Avenue	4	105	43	148
Alan Road	3	87	49	136
Chatterton Close	3	94	28	122
Cottonfield Road	3	89	28	117
Danesmoor Road	3	133	53	186
Francis Road	3	104	71	175
Henwood Road	3	94	28	122
Lapwing Lane	3	130	24	154
Mayville Drive	3	113	32	145
Pridmouth Road	3	88	32	120
Swinbourne Grove	3	60	35	95
Westbourne Grove	3	53	10	63
Ashford Road	2	46	16	62
Brixton Avenue	2	60	10	70
Brooklands Avenue	2	54	10	64
Brownacre Street	2	76		76
Cotton Hill	2	79	22	101
Darlington Road	2	70	49	119
Heathside Road	2	97	142	239
Holmwood Road	2	113	26	139
Kingslea Road	2	95	28	123
Marlowe Drive	2	130	35	165
Maycroft Avenue	2	95	28	123
Meltham Avenue	2	47	8	55
Roseland Avenue	2	104	35	139
St Brendan`s Road	2	54		54
Tallarn Close	2	46		46
Bradshaw Avenue	1	35	3	38
Gainsborough Avenue	1	52	3	55
Hazelbank Avenue	1	70	12	82
Hough Road	1	30	15	45

Longton Avenue	1	40	2	42
Neston Avenue	1	40	2	42
Newton Avenue	1	57	22	79
Parbold Avenue	1	31		31
Sandhurst Avenue	1	92	31	123
School Grove	1	54	39	93
Westcott Avenue	1	49	11	60
Yew Tree Road	1	38	196	234
Abberton Road		43	93	136
Aldborough Close		38	4	42
Alverstone Road		89	28	117
Bridgelea Road		99	1	100
Burton Avenue		35	1	36
Farrington Avenue		45	10	55
Ferndene Gardens		46		46
Ferngate Drive		53	2	55
Heyscroft Road		49	69	118
Lynway Drive		48	6	54
Norden Avenue		36	1	37
ParkGate Avenue		38	3	41
Queen Street West			1	1
Redclyffe Road		123	28	151
Redcourt Avenue		118	34	152
Rutland Avenue		57	11	68
St Aldwyns Road		105		105
Verity Close		90	26	116
Wilderswood Close		101	35	136
Total	3065	19065	15276	34341

MANCHESTER BLUE BADGE (BB) ISSUING PROCESS – Jun 25



1 – Non mitigated is defined as a loading restriction, clearway, or loading bay