

Christie Neighbourhood Forum

02 September 2025 | 1730 – 1900

1. Northern Pathology Development update (Agenda item 04/25)
2. ASIC update and other capital projects (Agenda item 05/25)
3. Christie Charity owned buildings (Agenda item 06/25)



Key recap observations:

- Critical role of effective construction management - swift and proactive issue resolution of any issues raised
- Robust management plan with clearly defined responsibilities and key points of contact for the contractor is crucial.
- Key Trust representative points of contact
- Ensure a broader focus on the overall approach to transport and parking at The Christie, acknowledging the ongoing concerns in this area.



Activity since previous meeting:

- Local Engagement Strategy / Comments / Responses
- Planning application status
- Anticipated construction programme
- Construction management / site set up logistics

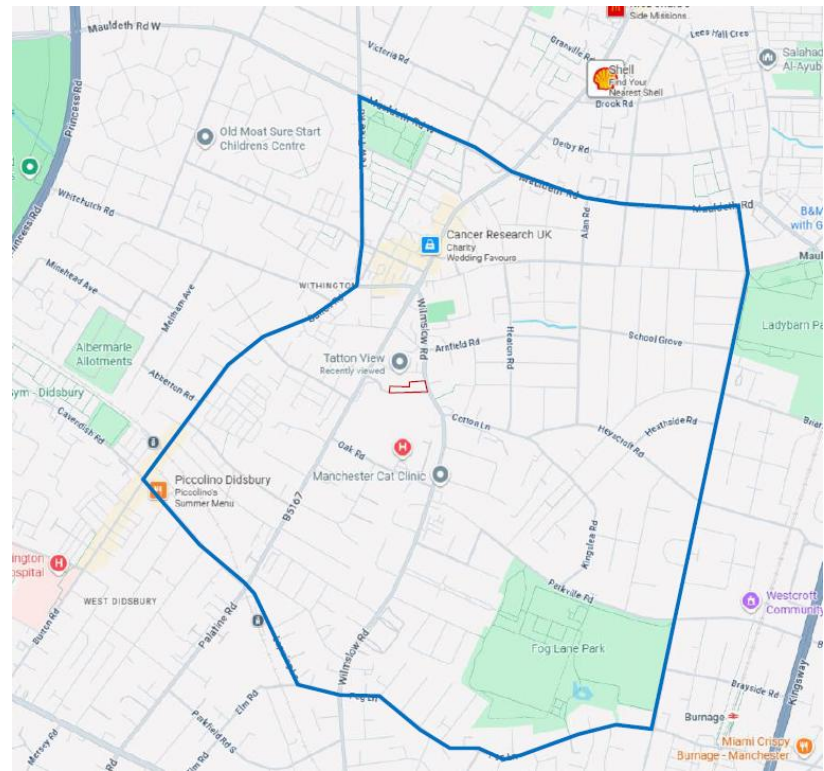


Local Engagement Strategy

Letter Drop:

- Letters advising on the Proposed Development were distributed to the local area on 25 June 2025. The letter included an email address contact in which to direct questions to, which was responded to by both the Trust and Applicant directly, with input from the design team as relevant.
- An additional run of letters were issued, by hand by the Trust and the Applicant directly to residents of Tatton View and Tatton Grove as adjacent neighbours. These letters included an invitation to a drop-in session to be arranged, if residents had questions or comments around the Proposed Development.

Letter Drop Area:



Local Engagement Strategy (cont.d)

Christie NHS Foundation Trust Website:

- A dedicated webpage within the Christie NHS Foundation Trust's website was launched alongside the Letter Drop; to provide information on the Proposed Development, the webpage included an email address contact in which to direct questions which was responded to by both the Trust and Applicant directly, with input from the design team as relevant

Drop-in Sessions

- Three neighbourhood drop-in sessions have been held on:
 - (1) 15 July 2025 between 4pm and 7pm;
 - (2) 22 July 2025 between 2pm and 5pm (including residents of Tatton Grove); and
 - (3) 29 July 2025 between 4pm and 7pm;
- The events provided an opportunity for residents, businesses and interested parties to view the Proposed Development, speak with members of the Applicant team, and provide feedback.
- Within these drop-in sessions, plans and elevations were shown and Site Visits were offered
- Across the three Drop-in Sessions, a total of 13 local residents, businesses and interested parties were in attendance, including 4 residents of the adjacent Tatton Grove/Tatton View.



Local Engagement Strategy Comments and Responses

Local Engagement Comments	Applicant/Trust Response
It was queried how many trees would be affected by the Proposed Development and where new trees would be planted. Additionally, information around tree planting in the next 12 months across the wider Christie Hospital Estate was requested.	<p>The Applicant and Trust invited the local resident to a meeting with the Christie Hospital Head Gardener to discuss the wider tree planting strategy. This meeting took place on 15 July 2025.</p> <p>To mitigate the loss of these five trees, the Proposed Development includes the planting of ten new trees on the Site, representing a 1:2 replacement ratio. In addition to providing a quantitative improvement, the new trees will also provide a qualitative improvement, providing a betterment in terms of long-term canopy cover and visual interest.</p>
It was queried whether the Christie Hospital has the capacity for the Proposed Development, with consideration for parking.	<p>The Proposed Development facilitates the decant of other facilities and transfer of existing staff from the Christie Withington estate to the Proposed Development. As such, no net change in trips to and from the wider Christie estate in Withington is forecast because of the Proposed Development and it is not anticipated to result in any material change in travel patterns or parking.</p>



Local Engagement Strategy Comments and Responses (cont.d)

Local Engagement Comments	Applicant/Trust Response
Queries were raised around the Noise levels of external mechanical plant and measures to control noise break out.	Noise levels of the external mechanical plant are mitigated by the specially designed aluminium acoustic sound insulation screens around them, rather than permanent walling, to ensure any noise impact is appropriately mitigated and will not disturb residents and businesses.
Queries were raised around the contractor transport routes to the Proposed Development particularly in relation to traffic and large deliveries. Dust management during the construction period and impact on pedestrian access to shop fronts during construction was also raised.	The Construction and Environmental Management Plan submitted in support of this Planning Application details the proposed Transport Routes for construction vehicles, a robust Dust Mitigation strategy, and details of the proposed hoarding to be erected in relation to the construction period. The hoarding to be erected will ensure the footpath can still be utilised along the eastern boundary of the Site, maintaining pedestrian access across Wilmslow Road.



Local Engagement Strategy Comments and Responses (cont.d)

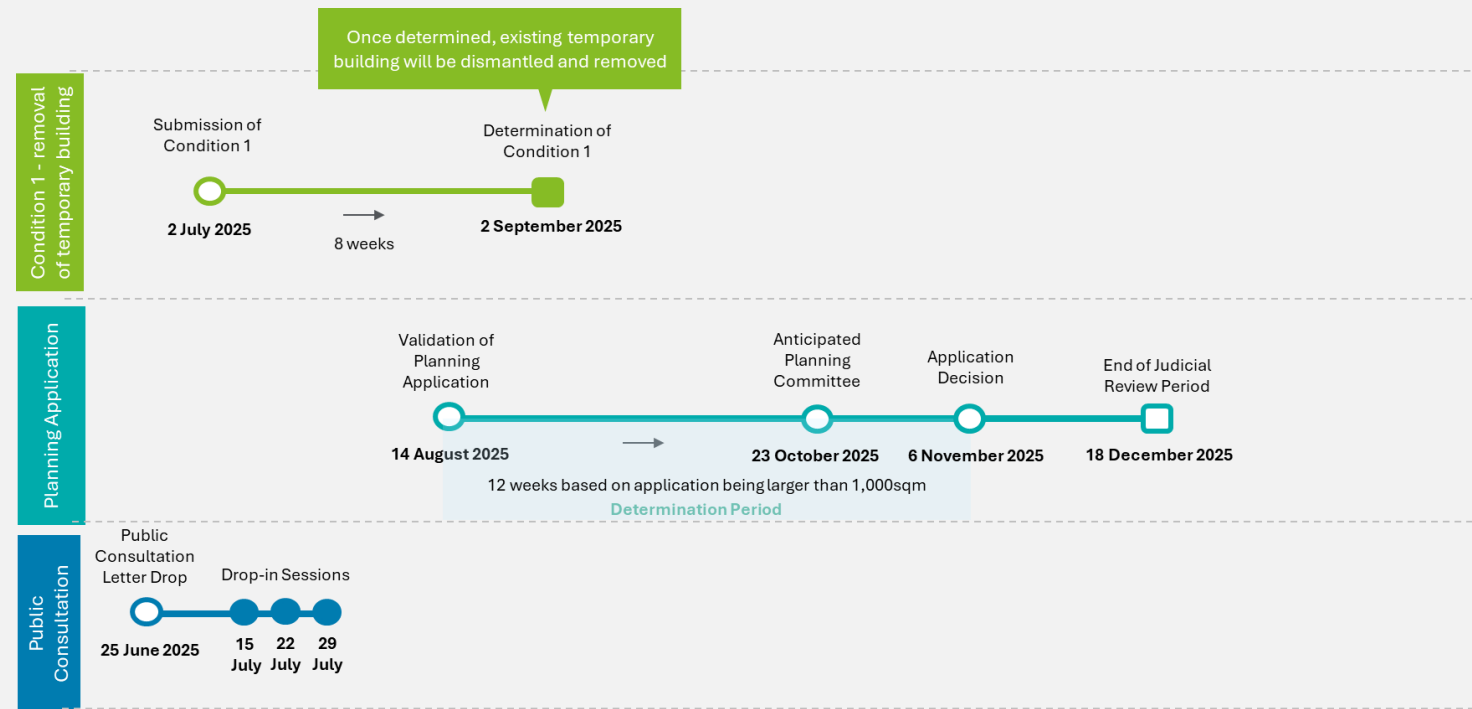
Local Engagement Comments	Applicant/Trust Response
Some questions were raised around the logistics and management of Contractors on the Site, and a key contact should there be any issues during the construction of the Proposed Development.	The Trust will be the main point of contact for queries/concerns from local residents. The developer will ensure that signs are located on the Site hoarding and on the main gates, displaying the company name. Residents will contact The Trust directly, who will then contact the developer – the developer can be contacted 24/7 and details of the call will be handled by their trained and briefed customer care call centre, and the appropriate developer member of staff will then be notified, a response to the Trust will be provided within 12 hours.

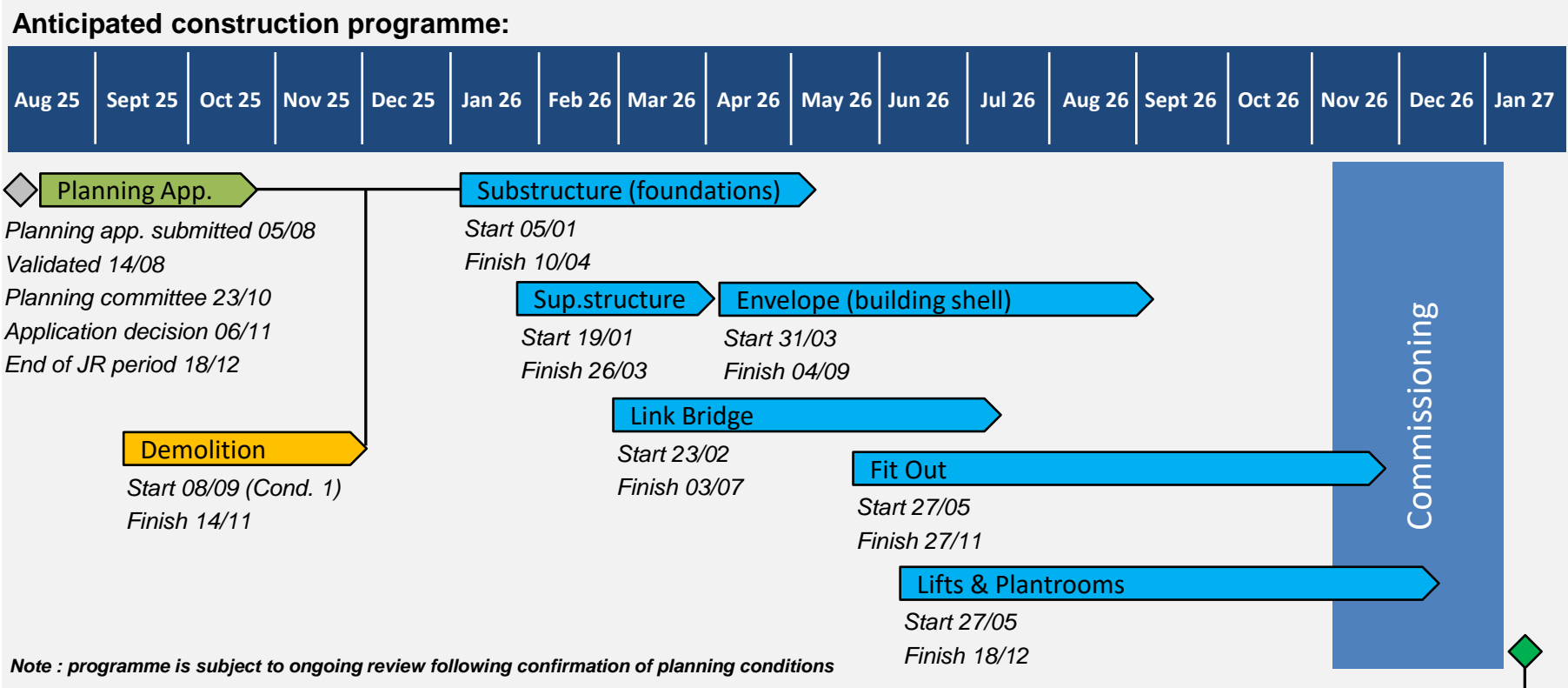


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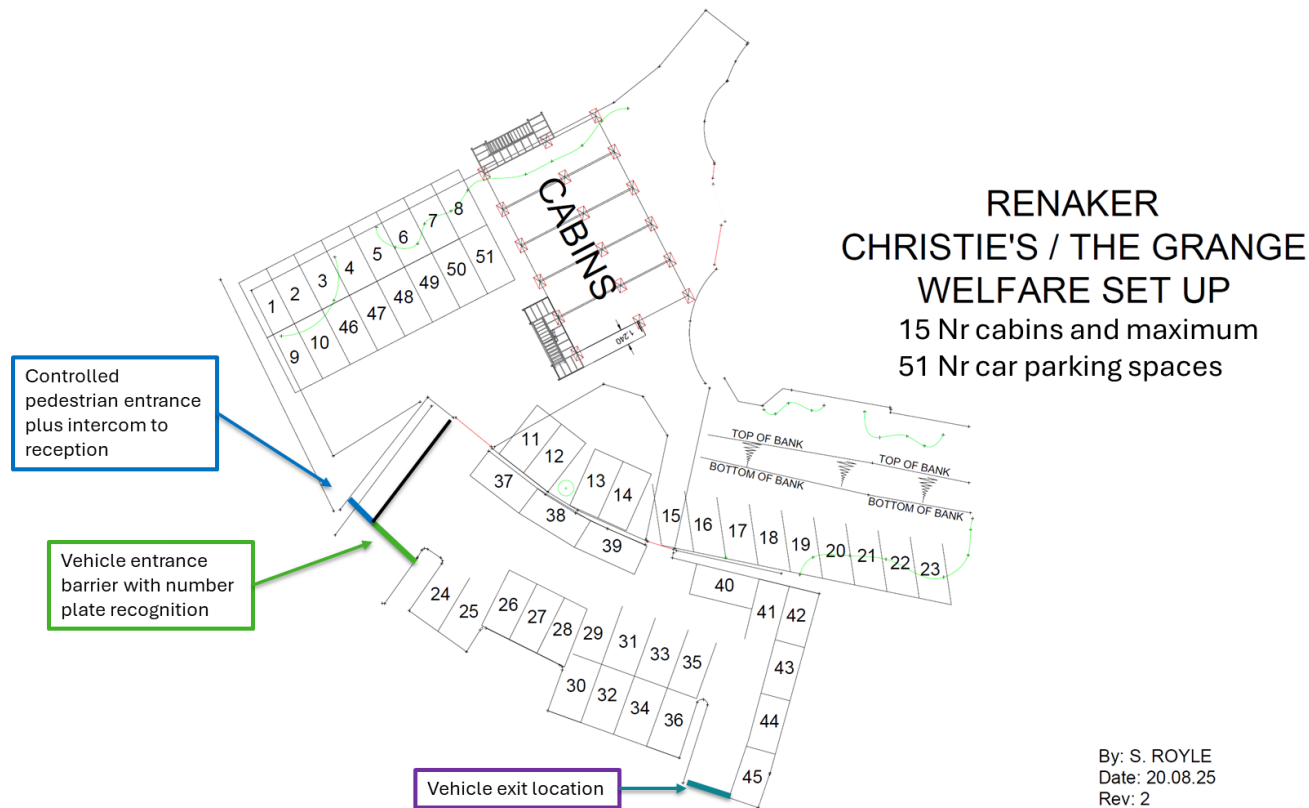
Northern Pathology Development Update | September 2025

Planning application status:



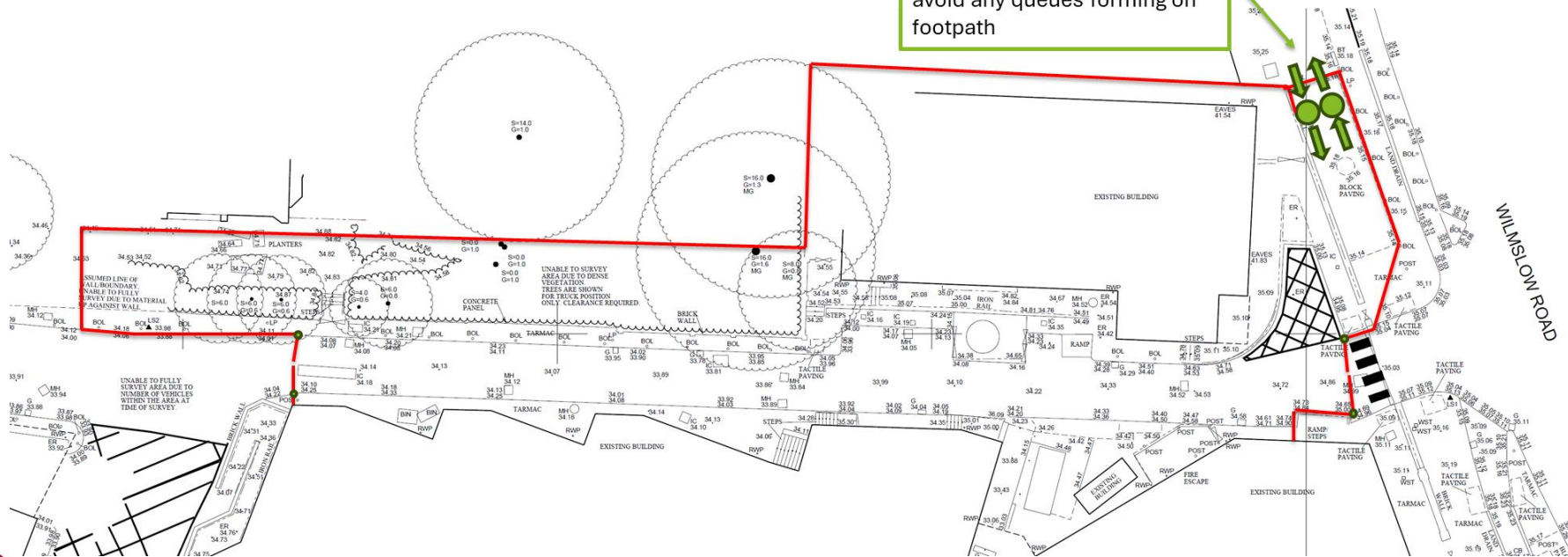


Completion 04/01



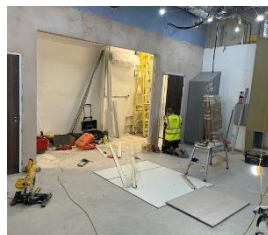
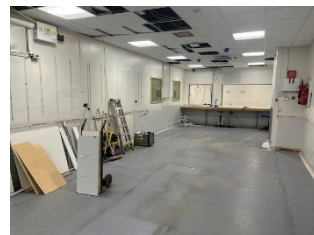
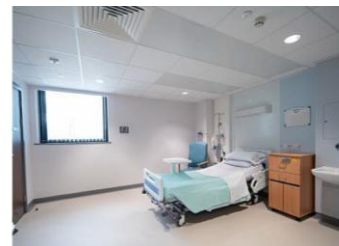
Construction Management & Site Logistics – Hoarding Line

Face recognition turnstiles for access and egress onto site, set back within the hoarding to avoid any queues forming on footpath



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ASICS & Capital Development Update | September 2025



Completed Projects



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ASICS & Capital Development Update | Complete Projects

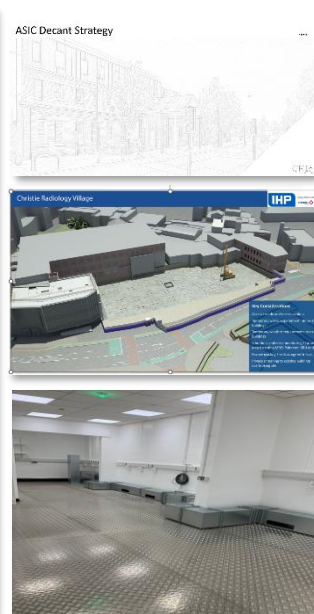
Linac Accelerator Replacement Progr.
Linac Accelerator 3 Refurb Completed
January 2025



Ward Refurbishment Programme
Ward 12
August 2025



Decant activity to facilitate
the new pathology
development and ASICS



Ongoing Projects



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Advanced Scanning & Imaging Centre

RIBA Stage 4 (Technical Design) progressing



Next steps

- | | |
|--|---------------------|
| ■ Survey activity commenced (structural and MEP) | May – Nov 2025 |
| ■ RIBA Stage 4 Design (Technical Design) | Jun – Nov 2025 |
| ■ Market engagement to develop contract sum | Oct 2025 – Feb 2026 |
| ■ Decant Activity | Mar 2025 – Dec 2026 |
| ■ *Decommissioning | Jun 2026 – Jan 2027 |
| ■ *Demolition | Nov 2026 – Apr 2027 |
| ■ *Commence construction | Apr 2027 – Dec 2028 |

** Being reviewed / aligned with progress of the new pathology development and decant activity*



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Decant activity to facilitate ASIC development

- x7 tranches of activity
- Mar 2025 – Dec 2027
- Multiple internal moves to free up areas for development



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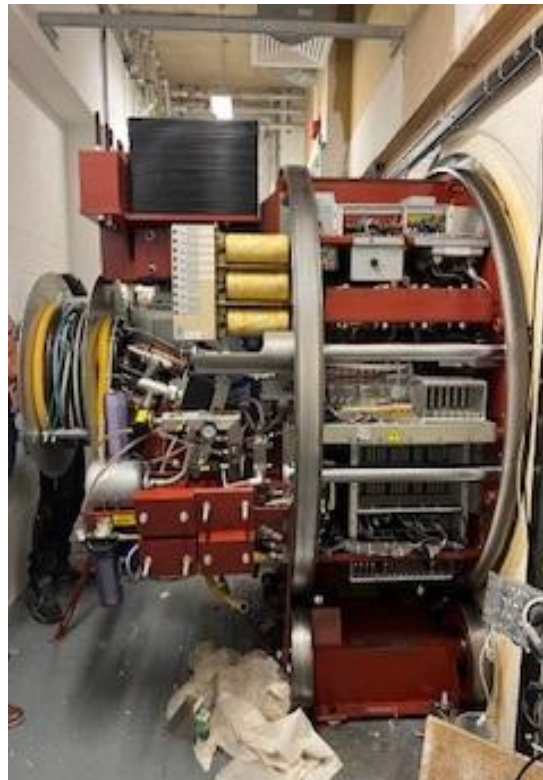
Ward Refurbishment / Refresh Programme

- Wards 14, 15 and 12 complete.
- Ward 11 commenced end August and will complete circa January 2026.
- Ward 10 will follow on once Ward 11 is complete.



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Linac Accelerator Replacement Programme



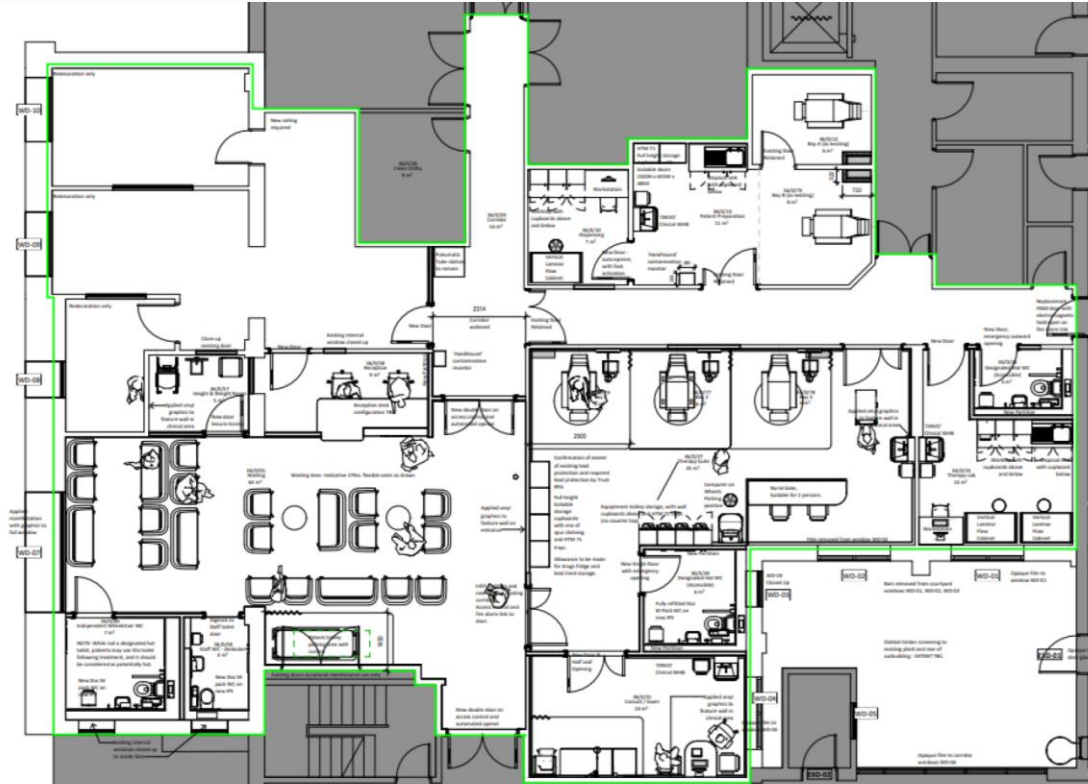
- **Linac Accelerator No.4 is now being refurbished.**
- **This work will be completed end of September.**
- **Staff training on the new equipment commences in October.**



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Nuclear Medicine Refurbishment

- Replacement of Mechanical & Electrical Services
- Refurbishment of W.C's, Reception, Treatment & Laboratory Spaces
- Commenced January 2025 over x6 phases
- On schedule to complete in November 2025



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Nuclear Medicine Refurbishment

AI Image of Reception & Treatment



A group of people in a room

AI-generated content may
be incorrect.

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Temporary Modular Building



The Christie
NHS Foundation Trust



- Removal of modular building located off Oak Road between the Proton Beam Therapy Centre (PBTC) and the Energy Centre.
- This work will commence mid September take approx. 8 weeks to complete.



Christie Charity owned buildings



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Christie Charity owned buildings

Charity Assets



The Grange



The Bridge Club



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Questions

Thank you

