



Manchester Metropolitan University

Library Demolition Application

Planning Statement

September 2025

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1. Introduction

This Section introduces the proposed demolition of the Manchester Metropolitan University All Saints Library and sets out the structure of this Planning Statement.

- 1.1. This Planning Statement (the ‘Statement’) supports Manchester Metropolitan University’s (“the Applicant”) application for full planning permission for the partial demolition of the All Saints Library (‘the Library’).
- 1.2. The application concerns the 0.77ha site within Manchester Metropolitan University’s All Saints Campus in Manchester City Centre (Figure 1.1 below). The Site is bordered by a footpath and All Saints Park to the south, the Business and Law School to the west, the Mancunian Way to the north, and Oxford Road to the east.
- 1.3. The description of the ‘Proposed Demolition’ as set out within the Application Forms is set out below:
“Full Planning Permission for partial demolition, temporary weatherproofing and associated works at Manchester Metropolitan University’s All Saints Library”
- 1.4. This demolition is a necessary step to facilitate the construction of a new library as part of Manchester Metropolitan University’s Library Transformation Project. This project aligns with Manchester Metropolitan University’s Estates Strategy 2022, which prioritises creating inspiring learning spaces to enhance the student experience and attract top students, staff, and research funding.
- 1.5. The existing seven-storey library building is currently vacant. Following demolition, the remaining structure will be refurbished as part of the "All Saints West development," with a separate planning application for the new library building to be submitted later (Q4 2025 - Q1 2026). These separate planning applications for the new library and the All Saints West development will follow the approval of this demolition application.

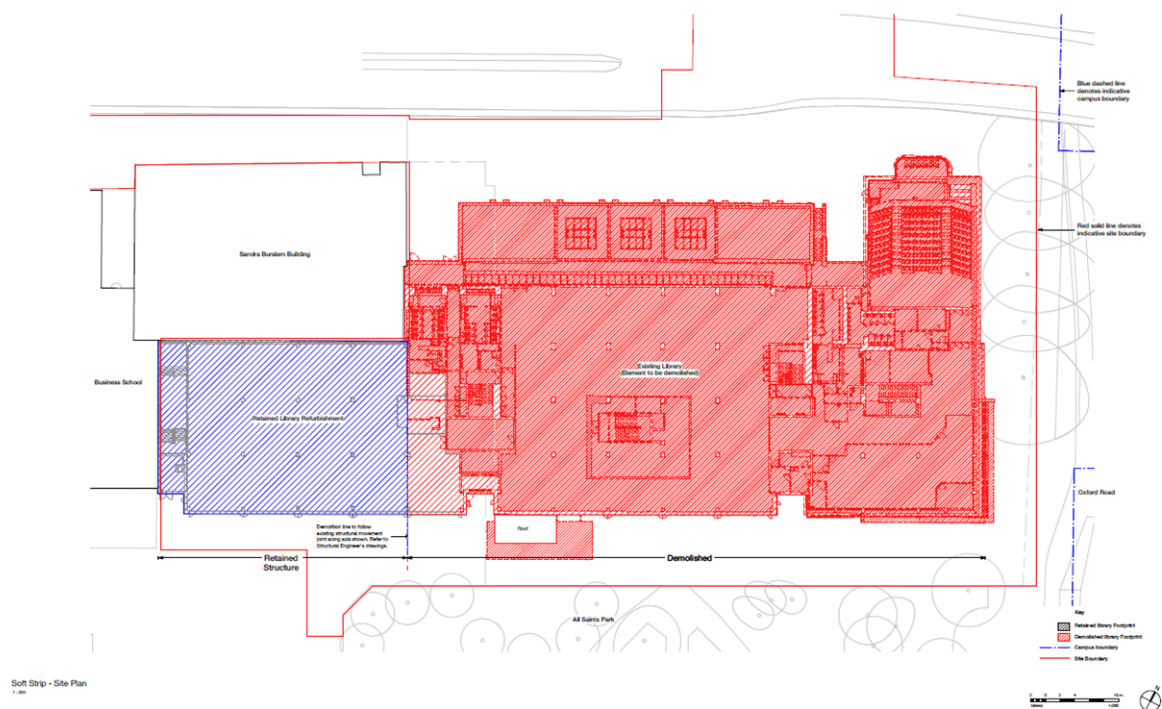


Figure 1.1 Demolition Plan (Source: Hawkins\Brown 2025)

Planning History

- 1.6. Manchester Metropolitan University's proposals to redevelop the Library has been subject to a previous planning application. Submitted on 27 October 2023, application ref. 138424/FO/2023 sought consent for the refurbishment of the existing library building, and the demolition of the adjacent building to make way for a new 12 storey development fronting Oxford Road.
- 1.7. The application was approved 16 February 2024. A Non-Material Amendment Application was submitted to Manchester City Council (MCC) on 21 May 2024 (ref. 140100/NMC/2024) for amendments to the wording of Condition 3 (Material Samples), Condition 12 (Drainage), Condition 26 (Windows), Condition 31a (Programme of Private and Public Realm Works) and Condition 38 (BREEAM).
- 1.8. The ref. 138424/FO/2023 planning consent has not been implemented due to commercial constraints and changes to the proposed campus strategy.
- 1.9. Significant engagement has taken place between the Applicant and MCC with respect to the decision to not implement the previous consent, and in advance of the three separate planning applications (for refurbishment and new library developments) now proposed with respect to the Site.

Pre-Application Consultation

- 1.10. Pre-application stakeholder engagement has been undertaken with respect to the Manchester Metropolitan University project and in relation to the demolition proposed here. This can be summarised as follows.
- 1.11. On 13 May 2025, an initial pre-application meeting reviewed the scheme and design brief, receiving support from MCC for the revised scheme's scale and further clarifications. A meeting on 20 May 2025 with MCC confirmed the requirement to submit an Environmental Impact Assessment (EIA) with the demolition application described here.
- 1.12. Subsequently, it was agreed with MCC that the Environmental Statement (ES) for this application could be scoped to include only 'Air Quality and 'Noise & Vibration'.
- 1.13. A meeting was held with MCC Lead Local Flood Authority ('LLFA') was undertaken on 31 July 2025 to establish the approach to flood risk assessment and drainage at the Site. It was confirmed that technical documents would not be required in relation to the Proposed Development, due to the scale of proposals, and is to be detailed within the forthcoming application for the main library development.
- 1.14. Manchester Metropolitan University representatives have consulted on the Proposed Development with relevant MCC Councillors (Hulme Ward). Further consultation will take place in relation to the refurbishment of the retained western part of the library and the main library application.

Structure of the Planning Statement

- 1.15. The remainder of this Planning Statement is structured as follows:
 - Section 2 – Strategic Context
 - Section 3 – Site Context
 - Section 4 – Proposed Demolition
 - Section 5 – Planning Assessment
 - Section 6 – Conclusion
- 1.16. The documents submitted in support of the Application are set out in Appendix A of this Statement.

2. Strategic Context

This Section provides an overview of the strategic context within which the Proposed Demolition is proposed.

- 2.1. The Proposed Demolition is a necessary first step in Manchester Metropolitan University's proposals for a new library development at the All Saints Campus.

Strategic Context

Greater Manchester Strategy 2021-2031 (2022) (GM Strategy)

- 2.2. The GM Strategy provides a clear plan for all communities, neighbourhoods, towns and cities which make up the City Region. It sets out outcomes and commitments, based on the wellbeing of Greater Manchester people, vibrant and successful enterprise, and Greater Manchester as a leading City Region in the UK and globally.
- 2.3. The GM Strategy aims to adopt new approaches to innovation in order to diversify the business base, transform the City Region's ways of working, build vibrant places, create future resilience, support pathways to work, and tackle social issues.
- 2.4. Demolition of the Site will facilitate the delivery of "world-class smart digital infrastructure" as well as infrastructure which supports the creation of better jobs and employment. This includes educational facilities and digital services, a key priority supporting wider GMCA aspirations, as outlined in the strategy.

Our Manchester Strategy – Forward to 2025 (2022)

- 2.5. The Our Manchester Strategy sets out the long-term vision for Manchester's future to be in the top-flight of world cities by 2025. Although the covered period is set to finish in 2025, the success of the Strategy is based on the following criteria:
- Have a competitive, dynamic, sustainable and fair economy that draws on the distinctive strengths in science, advanced manufacturing, and culture, creative and digital businesses – cultivating and encouraging new ideas;
 - Possess highly skilled, enterprising and industrious people;
 - Be connected, internationally and within the UK;
 - Play its full part in limiting the impacts of climate change;
 - Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and;
 - Be clean, attractive, culturally rich, outward-looking and welcoming.
- 2.6. The demolition of the Manchester Metropolitan University library enables the creation of a new, advanced educational facility, directly contributing to the "highly skilled city" objective outlined in Chapter 4 of Our Manchester Strategy. This improved facility will enhance access to quality education and support resident upskilling, preparing them for future employment opportunities.

GMCA Places for Everyone (2024)

- 2.7. Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. The document was adopted with effect from 21 March 2024, by the Greater Manchester Combined Authority 'GMCA', on behalf of the nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan).

- 2.8. The Places for Everyone Joint Development Plan (“PFE JDP”) sets out 10 strategic objectives, including ensuring access to physical and social infrastructure and promoting the health and wellbeing of communities.
- 2.9. Policy JP-Strat 1 (Core Growth Area) and Policy JP-Strat 2 (City Centre) encourage sustainable development within the Core Growth Area and Manchester City Centre which will support jobs and the development of new homes with good connections to employment, training and education facilities.
- 2.10. Policy JP-S1 (Sustainable Development) requires development to utilise sustainable construction methods and make use of vacant buildings to meet development needs.
- 2.11. By employing sustainable demolition practices and repurposing land that no longer meets the requirements of the university’s long-term strategy, the Proposed Demolition facilitates future sustainable development and appropriately aligns with the relevant sustainability policies.

Manchester Metropolitan University Strategy (2022)

- 2.12. ‘Our Strategy: Our Ambition for the Future’, is a strategic plan for Manchester Metropolitan University published in March 2022, outlining outlines targets and priorities for the University up to 2030.
- 2.13. The key aim of the strategy is to transform lives through excellent education and research, harnessing Manchester Metropolitan University’s creativity and confidence to raise the impact of its work and project its application to Manchester and the world. This aim is supported by eight enabling strategies focusing on:
- Creating a great place to work;
 - Fostering an inclusive and diverse culture;
 - Promoting sustainability;
 - Internationalisation;
 - Engaging with businesses;
 - Investing in campus and digital infrastructure;
 - Enhancing reputation, and;
 - Ensuring robust foundations.
- 2.14. In summary, the University is committed to developing a connected and sustainable campus throughout the strategy’s lifespan. This commitment will be delivered through a portfolio of projects encompassing new developments, refurbishments, and public realm improvements.

Oxford Road Corridor Strategic Vision to 2025 and Corridor Strategic Spatial Framework

- 2.15. Corridor Manchester’s strategic vision for 2025 sets out strong ambitions to be:
- ‘Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities’.*
- 2.16. The vision is underpinned by the March 2018 Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SRF boundary.
- 2.17. The SSF identifies the Manchester Metropolitan University’s All Saints and Birley Fields areas of the University campus as key transformational areas. Identified within the SSF, is an opportunity to capitalise on the location and proximity to other key transformation areas such as the Manchester Royal Infirmary and the Science Park, which can contribute to the regeneration of a significant portion of Manchester City Centre and create a redefined knowledge quarter.
- 2.18. The SSF identifies key principles which are important to achieving its strategic vision and among these is the need to showcase the world leading work and activities taking place within the Oxford Road Corridor. In addition, it identifies the need to maximise public realm and optimise opportunities for improving connectivity through well-planned and designed streetscape.

- 2.19. The clustering of existing institutions and businesses on the Oxford Road Corridor make it a primary location for Greater Manchester's future employment growth. Commercialisation of education and healthcare activities in conjunction with private sector partners will deliver high added value economic growth and employment in key sectors, such as science and technology, which will benefit the wider Greater Manchester economy and an important consideration is the finite quantum of land and therefore availability of space to grow within the Manchester Oxford Road Corridor, which is critical to the realisation of these objectives.
- 2.20. In conclusion, the strategic context supports the provision of high-quality educational buildings with market-leading sustainable credentials, which are needed to support Manchester's growing education sector and broader inclusive growth agenda.

3. Site Context

This Section describes the Site, its context in relation to the surrounding area and its planning history.

Site Description

- 3.1. The Site and wider University Campus are located at the heart of Manchester’s Oxford Road Corridor, which is a long-established priority location for higher education.

Surrounding Area

- 3.2. The Site is located within the Manchester Metropolitan University’s All Saints Campus.
- 3.3. East of the Site, across Oxford Road, are low-rise buildings containing shops, commercial properties, and residential units above. To the south lies All Saints Park, bordered by various Manchester Metropolitan University buildings, St Augustine’s Church, and structures of differing scale and height.
- 3.4. University buildings and student accommodation are located to the west. To the north, the elevated Mancunian Way runs east-west, beyond which lies the Manchester Metropolitan University John R. Dalton Building and the high-density Circle Square development. Circle Square features a mix of commercial, residential (including student accommodation), and food and beverage uses.
- 3.5. The Site is located within the Hulme Ward, and the Piccadilly Ward is located just to the north on the opposite side of Oxford Road.
- 3.6. The Site has no nature conservation designations, and no statutory protected sites are located on or immediately adjacent to it. While the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) lie within 10km, no nationally designated or non-statutory sites are within 2km. The Site’s distance from all designated sites ensures the proposed works will not cause adverse impacts.
- 3.7. The Environment Agency Flood Map shows the Site is in Flood Zone 1, indicating a less than 1 in 1,000 annual probability of river or sea flooding.
- 3.8. As with the majority of the Regional Centre, the Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).
- 3.9. The Site is located within the Greater Manchester Air Quality Management Area.
- 3.10. There are no Conservation Areas within the immediate vicinity of the Site, the nearest being the Whitworth Street Conservation Area c. 350m to the north. Whilst the Site does not contain any heritage assets, it is within close proximity of the Former Manchester Ear Hospital and Roman Catholic Church of St Augustine, located to circa 50m to the south-west. The following Listed Buildings have been identified as in the vicinity of the Site:

Table 3.1 Listed Assets within 200m radius of the Site

Map No.	Location	Grade	List Entry Number
1	Former Manchester Ear Hospital	II	1197922
2	Roman Catholic Church of St Augustine	II	1392331
3	Ormond Building	II	1219718
4	Righton Building	II	1197781

Map No.	Location	Grade	List Entry Number
5	Grosvenor Building	II	1293192
6	Former Town Hall Façade to Mabel Tylecote Building	II	1283062
7	Former Grosvenor Picture Palace	II	1218431
8	Former Adult Deaf and Dumb Institute	II	1200839
9	Chatham Mill	II	1293040
10	Dalton Statue in Forecourt of Dalton College	II	1197791
11	Dancehouse Theatre Including Numbers 6-14	II	1384997

Planning History

3.11. The key planning history pertinent to the Site and the wider Area, is outlined in *Table 3.* below:

Planning Permission Ref.	Description of Development	Note
128485/FO/2020	Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works.	Adjacent to the Site
138424/FO/2023	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works	Approved 16 February 2024
140100/NMC/2024	Non material amendment to amend the wording of condition 3 (Materials) attached to planning permission 138424/FO/2023	Approved 5 July 2024

Table 3.2 Relevant Planning History

4. Proposed Demolition

This Section summarises the key elements of the Proposed Demolition and should be read in conjunction with the submitted application documents.

- 4.1. The proposals comprise partial demolition of the existing building on-site containing the existing All Saints Library.
- 4.2. Once demolition is undertaken and the Site is cleared, the proposals will facilitate the refurbishment of the remaining extant building to create a new educational building at the campus ('All Saints West development'), and the erection of a new library building. The University will seek consent for these works via two respective planning applications, following consent for the Proposed Demolition.
- 4.3. As agreed with MCC during Pre-Application discussions, if the above, subsequent proposals are not implemented within an agreed timescale, thereby leaving the Site vacant for an extended period, temporary landscaping will be required to be provided at the Site. This is to be agreed via an appropriately worded planning condition to be attached to the decision notice in relation to the Proposed Demolition.
- 4.4. The key elements of the Proposed Demolition are set out below and should be read in conjunction with the application drawings and documents submitted in support of the application.

The Proposed Demolition

- 4.5. The proposals comprise partial demolition of the existing building on-site containing the existing All Saints Library.
- 4.6. Once demolished, the cleared site will facilitate the development of a new University library, providing a new learning facility for one of the City's largest higher education institutions.
- 4.7. The perimeter of the Site will be boarded with full height hoarding (2.4m high). The hoarding will be clad with marine quality plywood which will be decorated using high quality paint products, as well as with lighting and clear signage for pedestrian routes.
- 4.8. Following the implementation of hoarding, full-height scaffold will be erected along the Oxford Road elevation. The scaffold will be clad in 'monarflex' sheeting to reduce dust emissions, contain debris, and limit visual intrusion.
- 4.9. An 'Isoclad' system of weatherproofing will be implemented at the remaining element of the Library building following demolition, in order to structurally secure the remaining exposed elevation. Please see 'Isoclad' brochure containing additional information about the system, appended to the submitted Demolition Management Plan.
- 4.10. Once temporary site hoarding has been erected and a dilapidation survey has been undertaken, the demolition works will commence.
- 4.11. The demolition itself will commence with the use of hand tools to separate the building from retained structures, followed by the use of mini excavators to demolish the roof of the first bay. The remaining structure will be demolished floor by floor, using ground-based and mini-excavators with pulverisers, and high-reach excavators. Scaffolding height will be continually adjusted as needed.
- 4.12. The whole demolition process, including the soft strip and asbestos removal, is anticipated to take circa 36 weeks.
- 4.13. As agreed with MCC during Pre-Application discussions, if the subsequent development proposals for refurbishment and the new library are not implemented within an agreed timescale, thereby leaving the Site vacant for an extended period, temporary landscaping will be required to be provided at the Site. This is to be agreed via an appropriately worded and time-sensitive planning condition to be attached to the decision notice in relation to the Proposed Demolition.

Table 4.1 - Proposed Quantum

Affected Areas (Measurement)	Quantum
Total Site Area (Hectares)	0.77
GIA proposed to be demolished (Sq metres)	15,313
GIA proposed to be retained (Sq metres)	2,300

Site Accessibility

4.14. The main access and egress route is from Lower Chatham Street, which is the same as existing.

5. Planning Assessment

The following Section sets out the Development Plan and Material Considerations and assesses the Proposed Demolition against these.

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) states:
- “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*

Planning Framework

- 5.2. The Development Plan and Material Considerations for the Site and Proposed Demolition comprises the following:

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 (NPPF) (2024)		
LOCAL	Supplementary Planning Guidance	Air Quality & Planning Technical Guidance (2022)	Planning and Noise Technical Guidance (2022)
		GD04 Waste Storage and Collection Guidance (2023)	Manchester Climate Change Framework 2020-25 (2023)
	Strategic Regeneration Framework	Oxford Road Corridor Strategic Regeneration Framework Guidance (2019)	
	Other	Manchester Climate Change Framework 2020- 2025 (2020)	GD04 Waste Storage and Collection Guidance for New Developments

- 5.3. The Proposed Demolition is assessed with reference to these documents in respect to the following relevant planning considerations:
- Principle of Development
 - Waste Management
 - Townscape and Heritage:

- Townscape and visual impact
 - Heritage
- Environmental Considerations:
 - Traffic and transport
 - Flood Risk and drainage
 - Ecology and biodiversity
 - Air Quality
 - Ground Conditions
 - Noise and Vibration
- Other Considerations:
 - Demolition Management

Principle of Development

Relevant policies and guidance:
Development Plan • Places for Everyone Joint Development Plan (2024) ○ JP-Strat1: Core Growth Area ○ JP-Strat2: City Centre ○ JP-S1: Sustainable Development • Manchester Core Strategy (2012) ○ SP1 – Spatial Principles ○ DM1 – Development Management ○ EC3 – The Regional Centre ○ CC1 – Primary Economic Development Focus: City Centre and Fringe ○ CC6 – City Centre High Density Development ○ CC8 – Change and Renewal Material Considerations • NPPF (2024)

Overall Case for Demolition

- 5.4. Demolition of the existing University library will facilitate the construction of a new higher education learning building, which will better aligned with national, regional, and local planning policies, including those within the Core Strategy (2012) and the Places for Everyone Plan (2024).
- 5.5. The principle of the Proposed Demolition is considered to be consistent with the key objectives of the NPPF. At the heart of the NPPF lies the ‘presumption’ in favour of sustainable development (Chapter 11: Making Effective Use of Land); the core principle running through plan and decision making.
- 5.6. Paragraph 124 encourages proactive identification of suitable land stating that planning policies and decisions should make “as much use as possible of previously developed or ‘brownfield’ land” as possible. The Proposed

Demolition facilitates the repurposing and partial refurbishment of an area no longer meeting Manchester Metropolitan University’s long-term strategic requirements, thereby preparing it for future development. Paragraph 125(c) outlines the prioritisation of suitable brownfield land to be used for new homes and other identified needs.

- 5.7. At the regional level, the Places for Everyone (PfE) plan promotes the development of urban and brownfield land. The broader Manchester Metropolitan University Library development, including the Proposed Demolition, is supported by:
 - Policy JP-Strat 1 (Core Growth Area)
 - Policy JP-Strat 2 (City Centre)
- 5.8. Both JP-Strat 1 and JP-Strat 2 encourage sustainable development within the Core Growth Area and Manchester City Centre, supporting job creation, increased housing, and infrastructure improvements over the coming decades. The Proposed Demolition contributes to the growth of Manchester City Centre by repurposing land for future sustainable development and encouraging infrastructure improvements and job creation.
 - Policy JP-S1 (Sustainable Development)
- 5.9. This policy requires the use of sustainable construction methods and repurposing of vacant buildings to meet development needs. The Proposed Demolition contributes positively to this policy by freeing land for future development and enabling the sustainable refurbishment and reuse of a building portion for higher education purposes.
- 5.10. At a local level, the Site falls within the City Centre, (as amended under the City Centre Strategic Plan 2015-2018 (2016)). The Site is also located in the Regional Centre, therefore the Core Strategy City Centre and Regional Centre policies also apply.
- 5.11. Policy SP1 identifies the Regional Centre as the focal point for economic, commercial, retail, leisure, cultural, and residential development. Demolition of the existing library, located within this centre, directly supports this policy by releasing previously developed land for future development, promoting efficient land use, and enabling sustainable growth within the Regional Centre.
- 5.12. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) notes the City Centre and City Centre Fringe is reserved as a strategic economic location with a focus on employment growth. The Proposed Demolition will prepare the current Site for future repurposing, creating additional jobs throughout the demolition phase and the future construction phase.
- 5.13. Policy CC6 (City Centre High Density Development) focuses on the delivery of high-density development in the City Centre, whereby scale, massing and height will significantly exceed what is appropriate elsewhere in the City and will have regard to the Council’s policy on tall buildings (EN2). The Proposed Demolition will prepare the Site for future development which will align with the Core Strategy’s proposals for higher density development in the city centre.
- 5.14. The Proposed Demolition of the existing library building aligns with Core Strategy Policy EC3 (The Regional Centre), which promotes employment-generating uses within the Regional Centre, prioritising well-connected and appropriately scaled locations. The demolition will encourage the repurposing of underutilised space to create a new higher education learning hub and associated employment opportunities, thereby supporting the City Centre's focus on office and similar employment developments.
- 5.15. The Proposed Demolition adheres to all relevant development management guidelines stipulated in Policy DM1 (Development Management). The application fully considers impacts on local amenity, the wider community, and flood risk/drainage, as detailed within the accompanying Demolition Management Plan.
- 5.16. The principle of partial demolition of the existing library, in order to allow for major investment into a new library development, is consistent with the aspirations of national, regional and local policy.

Climate Change and Energy

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S1: Sustainable Development
- Manchester Core Strategy (2012)
 - EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
 - EN8 – Adaption to Climate Change

Material Considerations

- NPPF (2024)
- GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero) (2025)

- 5.17. A Climate Emergency was declared by MCC on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020- 2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicles, and seeking 100% renewable energy.
- 5.18. In 2025, GMCA published three documents to guide and support the implementation of the adopted policies in the PfE JDP, the guidance comprises the following:
- Design Guidance for Net Zero
 - Low Carbon Heat
 - Submission Guidance for Places for Everyone Policies JP-S2 and JP-S3
- 5.19. The Proposed Demolition of the existing library aligns with the "End of Life" phase (Stage C1: Deconstruction and Demolition) outlined in Design Guidance for Net Zero (Document 1).
- 5.20. As referenced above, the existing building has reached the end of its economic life and has been vacant since summer 2024. Whilst there is inevitably embodied carbon in demolition, this will be mitigated as far as practicable through sustainable demolition practices.
- 5.21. The Site's previously developed nature, high levels of accessibility and location within a strategic regeneration area, lend itself to a highly sustainable development that can only be achieved via the proposed demolition of the existing building.
- 5.22. A detailed Demolition Management Plan (DMP) prepared by Connell Brothers Demolition has been submitted alongside this planning application, outlining the ways in which the demolition phase will mitigate potential environmental impacts.

Waste and Servicing

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012)
 - DM1 – Development Management

Relevant policies and guidance:

- EN19 – Waste

Material Considerations

- NPPF (2024)
- NPPG – Waste (2015)
- GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero)
- Waste and Storage Collection Guidance Note (GD04)
- Fire Safety in Construction (HSE HSG168)
- Environmental Protection Act (1990)
- Hazardous Waste Regulations 2005 (as amended)

- 5.23. Duty of Care is a legal requirement under Section 34 of the Environmental Protection Act 1990 and requires all developers to take care of any waste produced through construction or demolition of a scheme. Core Strategy Policy EN19 (Waste) requires all developers to demonstrate the proposals' consistency with the principles of the waste hierarchy.
- 5.24. To comply with the above, a chapter on 'Waste Removal and Control and Storage of Materials' has been included within the DMP to support the application. The DMP states that a waste hierarchy will be applied to all work activities, complying with BREEAM requirements – to divert waste away from landfill.
- 5.25. Waste will be segregated on Site into various streams (EWC codes), using the following categories:
- Metals
 - Glass
 - Concrete and Brick
 - Timber
 - Plasterboard
 - Bitumen
 - Hazardous – mainly asbestos
- 5.26. Any waste arising from demolition will be removed from the work area and subsequently from the Site on a consistent basis. Furthermore, records of all waste will be recorded within the Waste Management document, whereby details of the waste, category and volume will be recorded regularly.
- 5.27. In 2025, GMCA published three documents to guide and support the implementation of the adopted policies in the PFe JDP, the guidance comprises the following documents relevant to waste:
- Design Guidance for Net Zero
 - Submission Guidance for Places for Everyone Policies JP-S2 and JP-S3
- 5.28. Whilst the documents largely relate to the construction of new buildings, document 1 (Design Guidance for Net Zero) states that wherever demolition occurs, "all attempts should be made to reuse or recycle materials removed from site." The DMP states that the Site will be kept tidy, and waste will be cleared away promptly and regularly, to ensure compliance to the relevant regulations (Fire Safety in Construction, HSE HSG168).
- 5.29. The DMP provides a comprehensive plan for the demolition of the library, complying with the relevant national and local policies.

Townscape and Heritage

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-P2: Heritage
 - JP-P1: Sustainable Places
- Manchester Core Strategy (2012)
 - Core Strategy Policy CC8 – Change and Renewal
 - Core Strategy Policy CC9 – Design and Heritage
 - Core Strategy Policy EN3 – Heritage
- Saved Unitary Development Plan Policies (1995)
 - DC18.1 – Conservation Areas
 - DC19.1 – Listed Buildings

Material Considerations

- NPPF (2024)
- NPPG (2024)
- Guide to Development in Manchester (2007)

Townscape and Visual Impact

Townscape

- 5.30. During demolition, townscape impacts will likely range from minor significance and neutral effect due to activities such as site clearance, erection of site hoardings, changes to ground level public realm, construction traffic and lighting.
- 5.31. Once demolition has concluded, the Site will be cleared and secured by the hoarding that was in place during the construction phase thus, impacts will likely range from minor significant and neutral effect. The demolished library will be left as a vacant site until future development can be implemented.
- 5.32. As agreed with MCC during Pre-Application discussions, if the subsequent proposals for refurbishment and the new library building are not implemented within an agreed timescale, thereby leaving the Site vacant for an extended period, temporary landscaping will be required to be provided at the Site. This is to be agreed via an appropriately worded and time-sensitive planning condition to be attached to the decision notice in relation to the Proposed Demolition. This will therefore seek to ensure that any impacts from the Proposed Demolition to surrounding townscape are neutral.

Visual Impact

- 5.33. Places for Everyone Policy JP-P1 (Sustainable Places) emphasises the requirement for development to be “visually stimulating, creating interesting and imaginative environments” through the use of quality design, public art and green space. Additionally, paragraph 135 of the NPPF states that planning decisions should ensure that developments are “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.
- 5.34. Whilst this application refers to a demolition, consideration has still been given to the visual impact of the Proposed Demolition, in consideration of national and regional policies. The Site will be fenced prior to demolition works

commencing. The hoarding will be clad with marine quality plywood which will be decorated using high quality paint products with lighting and clear signage for pedestrian routes installed to the hoarding.

- 5.35. During the demolition phase, in the worst case, the effect on visual receptors would be deemed minor negative, given that there will be a degree of disruption to views. This impact will be mitigated by the relatively short duration of the demolition works and the subsequent period before redevelopment commences.
- 5.36. The Site will remain vacant until planning permission for the new library is granted, at which point the positive visual impact of the new building will replace any temporary negative effects. A townscape and visual impact assessment will accompany the planning application for the forthcoming library redevelopment following demolition.
- 5.37. As agreed with MCC during Pre-Application discussions, if the subsequent proposals for refurbishment and the new library building are not implemented within an agreed timescale – thereby leaving the Site vacant for an extended period - temporary landscaping will be required to be provided at the Site. This is to be agreed via an appropriately worded planning condition to be attached to the decision notice in relation to the Proposed Demolition. This will therefore seek to ensure that any visual impacts from the Proposed Demolition are neutral.

Heritage

- 5.38. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets.
- 5.39. Section 66 requires:
“In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...”
- 5.40. Paragraph 16 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.
- 5.41. Paragraph 202 advises that heritage assets are “an irreplaceable resource and should be conserved in a manner appropriate to their significance”.
- 5.42. Paragraph 212 requires that when considering the impact of the Proposed Demolition on the significance of the asset, great weight should be given to the asset’s conservation, the more important the asset the greater the weight should be.
- 5.43. Paragraph 215 of the NPPF states that:
“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 of the proposal including, where appropriate, securing its optimum viable use.”
- 5.44. Places for Everyone Policy JP-P2: Heritage sets out that reference should be made to national planning policy. It also sets out:
“3. 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;
4. 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
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.”
- 5.45. The NPPF and the associated NPPG emphasise the need for a thorough understanding of the significance of heritage assets, to form the basis for the assessment of any development impact.

- 5.46. The Development Plan heritage policies detailed in Core Strategy Policies CC9, EN3 and saved UDP Policies DC18.1 and DC19.1 hold the same emphasis as the NPPF, with a focus on the fundamental importance of ‘preserving or, where possible, enhancing the historic environment’.
- 5.47. There are no conservation areas within the immediate vicinity of the Site, the nearest being the Whitworth Street Conservation Area c. 470m to the north.
- 5.48. Additionally, as confirmed by a search of the Historic Environment Record, the Site is not categorised as a Non-Designated Heritage Asset (‘NDHA’) and there are no NDHAs within the surrounding built environment.
- 5.49. Whilst the Site does not contain any heritage assets, there are 11 listed buildings located within 200m of the Site as listed in Table 5.1 below.

Asset	Grade	Listing no.
Former Manchester Ear Hospital	II	1197922
Roman Catholic Church of St Augustine	II	1392331
Ormond Building	II	1219718
Righton Building	II	1197781
Grosvenor Building	II	1293192
Former Town Hall Façade to Mabel Tylecote Building	II	1283062
Former Grosvenor Picture Palace	II	1218431
Former Adult Deaf and Dumb Institute	II	1200839
Chatham Mill	II	1293040
Dalton Statue in Forecourt of Dalton College	II	1197791
Dancehouse Theatre Including Numbers 6-14	II	1384997

Table 5.1: Surrounding Heritage Assets

- 5.50. The Site can be considered within the immediate setting of following 6 assets:
- Former Ear Hospital
 - Roman Catholic Church of St Augustine
 - Righton Building
 - Grosvenor Building
 - Former Town Hall Façade to Mabel Tylecote Building
 - Former Grosvenor Picture Palace
- 5.51. The setting generally makes a positive contribution to the significance of these assets as their historic and original setting can still be read, particularly surrounding the recently improved All Saints Park and improved public realm, which provide an enhanced and improved environment to appreciate the heritage assets.

- 5.52. The Site in its present form makes a neutral contribution to this setting and therefore the significance of these heritage assets.
- 5.53. The Site will be fenced prior to demolition works commencing. The hoarding will be clad with marine quality plywood which will be decorated using high quality paint products with lighting and clear signage for pedestrian routes installed to the hoarding.
- 5.54. Once the Proposed Demolition is complete the Site will make a minor negative contribution to the setting due to complete loss of urban fabric, and therefore significance of these heritage assets. This will equate to very minor 'less than substantial harm'.
- 5.55. As required by policy, 'less than substantial harm', must be outweighed by public benefits. The Proposed Demolition will facilitate the development of a new library, to provide a number of public benefits which can be summarised as follows:
- Facilitating the revitalisation and viable use of an underutilised brownfield site, removing an outdated and unattractive building which fails to fully utilise the positive attributes of the Site. The redevelopment of the Site will maximise the benefits that can be delivered from the Site, whilst providing an attractive environment that will encourage further investment in the surrounding area.
 - Creation of employment opportunities.
 - Contribute to improving safety and reduce anti-social behaviour by demolition of vacant building.
 - Support the long-term goals of the University and MCC.
- 5.56. Additionally, as agreed with MCC during Pre-Application discussions, if the subsequent proposals for refurbishment and the new library building are not implemented within an agreed timescale, thereby leaving the Site vacant for an extended period, temporary landscaping will be required to be provided at the Site. This is to be agreed via an appropriately worded planning condition to be attached to the decision notice in relation to the Proposed Demolition. This will result in a neutral impact on the setting and therefore significance of the identified heritage assets.

Summary

- 5.57. The Proposed Demolition's impact on townscape and visual receptors will be temporary and minor, with any negative effects during the demolition phase significantly outweighed by the long-term public benefits of the new library. Additionally, as mentioned above, an appropriately worded condition will be attached any planning decision, which requires temporary landscaping to be provided at the Site, if the future proposals at the Site (All Saints West and new library developments) do not come forwards within a specified timescale and the Site remains vacant, thereby limiting any risk of negative impacts to surrounding townscape and heritage receptors.
- 5.58. The scheme fully complies with all relevant national and local planning policies concerning heritage assets, ensuring responsible demolition practices and minimising impact on surrounding heritage assets.

Environmental Considerations

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
- Manchester Core Strategy (2012)

Relevant policies and guidance:

- EN15 – Biodiversity and Geological Conservation
- EN16 – Air Quality
- EN18 – Contaminated Land and Ground Stability
- DM1 – Development Management
- T2 – Accessible Areas of Opportunity and Needs
- CC5 – Transport
- EN14 – Flood Risk
- EN17 – Water Quality
- Saved Unitary Development Plan Policies (1995)
 - DC26.1 and DC26.5 – Development and Noise

Material Considerations

- Manchester’s Guide to Development SPD
- Manchester Climate Change Framework 2020 - 2025
- NPPF (2024)
- NPPG (2024)
 - Biodiversity Net Gain
 - Noise
 - Air Quality

Traffic and Transport

- 5.59. Core Strategy Policy T2 (Accessible Areas of Opportunity and Needs) sets out that in development regard should also be given to the need for parking provision for both cyclists and disabled users.
- 5.60. Core Strategy Policy CC5 (Transport) outlines that developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.
- 5.61. The DMP outlines how traffic safety will be maintained, highlighting that pedestrians will be segregated from plant, equipment, and vehicles. Additionally, a one-way traffic system will be implemented where feasible, as detailed in site layout plans (Appendix C of the DMP).
- 5.62. Vehicular and pedestrian access to and egress from the Site will be facilitated via Lower Chatham Street, located on the western boundary (refer to Appendix C, Site Layout Plan).
- 5.63. A dedicated parking area will be provided for Site operatives and visitors, conveniently situated adjacent to the welfare facilities in the northeast corner of the Site. This location will ensure efficient site access and management.
- 5.64. Vehicular access will be via Lower Chatham Street and will be controlled by Connell Brothers banksmen at a barrier on Lower Chatham Street, escorting vehicles to the Site. A banksman will control pedestrian access at the crossing behind the Sandra Burslem building, temporarily halting pedestrian use when vehicles pass. Vehicle and plant reversing will only be permitted where a banksman is present.
- 5.65. Barriers and gates will separate the work zone from pedestrians near the business school, and no vehicles are to be left on site unless they have broken down.

- 5.66. The Site is also well located on the cycle network, notably adjacent to the Oxford Road Corridor which features segregated cycleways on both sides. Bus routes also run along Mancunian Way, Oxford Road, Higher Cambridge Street and Sackville Street.
- 5.67. Manchester's Free Bus is a free of charge bus service linking all the main destinations across Manchester City Centre. The nearest Free Bus stop from the Site is under 500m away, at Oxford Road Station (Stop E). Free Bus buses are accessible by users with disabilities and run on a 10-minute daytime frequency. The Free Bus service covers most of the City Centre and provides convenient access to major activity centres in the City. In particular, it completes the City's integrated public transport service and gives the Site quick and convenient public transport connections to all mainline railway stations, principal car parks and retail centres.
- 5.68. Manchester Oxford Road station is a 10 minute walk away from the Site, offering national and regional services at affordable prices.
- 5.69. Based upon the above the Proposed Demolition is supported by the Development Plan and NPPF with regards to Transport.

Flood Risk and Drainage

- 5.70. Places for Everyone Policy JP-S4 requires developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.
- 5.71. Core Strategy Policy EN14 (Flood Risk) notes that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.
- 5.72. As the Proposed Demolition comprises only the removal of existing foundations and subsequent backfilling, a Flood Risk Assessment (FRA) and drainage strategy are not required at this stage due to the area being less than a hectare and located within Flood Zone 1. These technical documents will be submitted with the forthcoming planning application for the new library development. This approach was confirmed during pre-application discussions with the LLFA on 31 July 2025.

Arboriculture, Ecology and Biodiversity

- 5.73. An Arboricultural Impact Assessment, Tree Protection Plan and Tree Constraints Report has been prepared by Amenity Tree with respect to the previous application for the Manchester Metropolitan University Library Transformation Project.
- 5.74. A total of five 'Category A' large plane trees were surveyed to the east of the Site on Oxford Road. It is not proposed that these trees be removed as part of the Proposed Demolition. For completeness, all trees are to be retained and protected during the works, thereby ensuring the proposals are compliant with relevant local and national policy in relation to trees.
- 5.75. Additionally, to comply with the policies as set out above, Tyler Grange have prepared an Ecology Report, which is submitted alongside the application.
- 5.76. The Site has no nature conservation designations, and no statutory protected sites are located on or immediately adjacent to it. While the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) lies within 10km, no nationally designated or non-statutory sites are within 2km. The Site's distance from all designated sites ensures the proposed works will not cause adverse impacts.
- 5.77. The Site is largely hard standing and five trees, with a small area of introduced shrub located to the south of the Site and one green roof (c. 0.05 ha.) located at the extant Library building.
- 5.78. As outlined within the submitted Ecological Assessment, the scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with all impacts and loss to be located within the habitats of lowest ecological importance, namely the developed land, introduced shrub and other green roof habitats, the loss of which will require no mitigation. The scheme has also been designed to provide buffers to those habitats of highest ecological value, namely the individual scattered trees all of which are being retained.

- 5.79. All on-site habitat reintroduction and enhancement is to be delivered when the Site is fully redeveloped (and consented via additional planning applications), or through later landscaping if the Site is not brought forward for development. This approach has been discussed with MCC during pre-application discussions. Thereby ensuring the proposals are compliant with local and national planning policy in regard to BNG provision.
- 5.80. Additionally, the current hardstanding and on and off-site trees have low bat roosting potential. Therefore, subject to the implementation of suitable mitigation measures during the proposed works, the Proposed Demolition is in accordance with Bat Conservation Trust 'Good Practice Guidelines', statutory legislation and national and local policy.
- 5.81. Based upon the above the Proposed Demolition is considered to be in compliance with the Development Plan and NPPF with regards to Ecology and Biodiversity.

Air Quality

- 5.82. In line with Core Strategy Policy EN16 (Air Quality), an assessment of the impact of the Proposed Demolition on air quality is included within Chapter 6 of Volume 1 of the Environmental Statement and its associated technical appendices, undertaken in line with relevant industry best practice guidance.
- 5.83. The Proposed Demolition is located within a designated Air Quality Management Area, indicating air quality is already poor locally. Furthermore, demolition works are likely to generate air pollutants primarily from fugitive dust emissions and changes in traffic patterns associated with the movement of plant, materials and personnel to and from the Site.
- 5.84. Appendix 6.2 of the Air Quality chapter details the cumulative assessment of schemes considered within the Environmental Impact Assessment (EIA). Two schemes located within 250m of the proposed development have the potential to generate cumulative impacts from construction dust should their construction phases overlap.
- 5.85. Notwithstanding this, in accordance with IAQM guidance, the implementation of appropriate mitigation measures will ensure that the impact from construction dust is not significant. These measures, which include a programme of regular air quality monitoring, the implementation of a site traffic management plan and the minimisation of on-site material stockpiles, are fully detailed in Table A2.11 of Appendix 6.2 (Environmental Statement).
- 5.86. Based upon the above, it is considered that the Proposed Demolition is in accordance with relevant planning policy and guidance in respect of air quality.

Ground Conditions

- 5.87. Paragraph 196 of the NPPF and Core Strategy Policy EN18 requires that planning policies and decisions should ensure that sites are suitable for any proposed use by taking account of ground conditions and risks arising from land instability and contamination.
- 5.88. A Ground Conditions report was prepared by Buro Happold to support the previous application. Ahead of this current application, Buro Happold have reviewed and prepared a covering note to explain why the previous findings and conclusions remain accurate.
- 5.89. An Initial Conceptual Site Model was determined and a Preliminary Risk Assessment with respect to ground contamination was carried out for the Site on the basis of the available data. The main sources of potential contamination were identified, and the potential risks have been qualitatively assessed.
- 5.90. The report confirmed that there is moderate-low risk related to infilled land / made ground / demolition debris, in relation to investigation and construction workers and degradation of water quality (Superficial Secondary Aquifer and Bedrock Principal Aquifer).
- 5.91. All potential risks associated with the Site due to geology, site history and land use in the surrounding area are set out within the resubmitted Report, along with the details of an intrusive site investigation with geotechnical and geoenvironmental aims and objectives. A Site Investigation was subsequently carried out, as appended to the submitted Report (Ref: A2 Site Investigation. MMU Factual Report. 51324-A2SI-XX-XX-RP-X-0001. Dated November 2024) in line with these recommendations.
- 5.92. As the conclusions set out within the supporting technical covering note, no further work is therefore required to be undertaken for the Proposed Demolition to come forwards.

- 5.93. Based upon the above, it is considered that the Proposed Demolition is in accordance with relevant planning policy and guidance in respect of ground conditions.

Noise and Vibration

- 5.94. Saved UDP Policy DC26 (Development and Noise) outlines that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- the effect of new development proposals which are likely to be generators of noise; and,
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.95. An assessment of the Proposed Demolition on noise and vibration is included within Chapter 7 of Volume 1 of the ES and its associated technical appendices prepared by Buro Happold and submitted in support of this Application.
- 5.96. The ES assessment concludes that the predicted vibration levels will have negligible impact on all identified receptors. The assessment indicates negligible effects on most receptors. While pre-mitigation noise levels at the closest receptor (Oxford Road, Receptor 2) were predicted to be significant, the mitigation measures detailed within the Demolition Environmental Management Plan (DEMP) reduce the impact to negligible levels.
- 5.97. Further consideration would be given by the contractor during the production of the Construction Environmental Management Plan, which would adhere with MCC's standard construction hours (see paragraph 5.105 below).
- 5.98. Noisy works will be scheduled to avoid critical periods identified by Manchester Metropolitan University, including lectures and examinations and the contractors will ensure to engage in ongoing consultation with both Manchester Metropolitan University and MCC, notifying them if any noisy works should take place outside of the stated hours.
- 5.99. Construction Phase vibration impacts are not significant for all the locations assessed.
- 5.100. In conclusion, while the Proposed Demolition will have some short-term negative effects due to noise and vibration, the long-term benefits (as detailed in section 6 of this statement) outweigh these impacts. The proposed mitigation measures will help minimise the adverse effects on sensitive receptors.
- 5.101. Based upon the above, the Proposed Demolition is consistent with the Development Plan and NPPF with regards to Noise and Vibration.

Demolition Management

- 5.102. A Demolition Management Plan (DMP) has been prepared by Connell Brothers Demolition and has been submitted alongside this application. The document sets out best practice for the demolition process to minimise the impact on the surrounding area in line with Core Strategy Policy DM1 (Development Management).
- 5.103. The DMP includes measures to mitigate noise, vibration, dust, air and light disturbance, among other environmental considerations. It also addresses waste management and protection of water resources.
- 5.104. Appropriate delivery routes will be established to limit the duration vehicles occupy the network. Diverse routes will be used to distribute vehicle movements, and deliveries will be scheduled outside peak traffic flow hours where possible. Additionally, hoarding and fencing will be installed along the Site boundary, designed to mitigate dust and noise.
- 5.105. Site operating hours will adhere with MCC's 'Environmental Protection Information for Developers' which shall be as follows:
- Monday – Friday 07:30 – 18:00 hrs
 - Saturday 08:00 – 14:00 hrs
 - Sunday/Bank Holidays – No works permitted
- 5.106. Based upon the above, the Proposed Development is consistent with the Development Plan with regards to Construction Management.

Summary

- 5.107. This section of the report provides a summary of how the Proposed Demolition has been comprehensively assessed in relation to relevant policies of the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of an EIA and other technical reports.
- 5.108. Read together, it has been shown that the Proposed Demolition is in accordance with the Development Plan and relevant material considerations when read as a whole.

6. Conclusion

- 6.1. The Proposed Demolition will be delivered by Manchester Metropolitan University (the Applicant). The Applicant has a strong track record of delivering complex projects across their Manchester campus in line with their current Strategy, including the redevelopment of the John Dalton Building into the University Science and Engineering Department Building and the School of Digital Arts ('SODA').
- 6.2. The demolition seeks to partially demolish the existing, vacant All Saints Library building, which is no longer fit for purpose. The proposals will ready the Site for renovations and a new library building – to be delivered within the next phase of development. The proposals will help to realise the vision for the masterplan, to create a thriving destination for academia and innovation.
- 6.3. The Proposed Demolition is in line with Policy JP- S1 (Sustainable Development) of Places for Everyone Plan (2024), utilising sustainable construction methods and make use of vacant buildings to meet development needs.
- 6.4. The Site benefits from exceptional accessibility due to its proximity to a wide range of transport links, including Oxford Road Station.
- 6.5. Overall, the Proposed Demolition will result in a number of benefits, summarised below:
- Facilitating the revitalisation and viable use of an underutilised brownfield site, removing an outdated and unattractive building which fails to fully utilise the positive attributes of the Site. The redevelopment of the Site will maximise the benefits that can be delivered from the Site, whilst providing an attractive environment that will encourage further investment in the surrounding area.
 - Creation of employment opportunities.
 - Contribute to improving safety and reduce anti-social behaviour by demolition of vacant building.
 - Support the long-term goals of the University and MCC.
- 6.6. This Statement, supported by a comprehensive suite of technical assessments, provides robust justification for the Proposed Demolition.
- 6.7. A full appraisal of how the Proposed Demolition addresses the specific planning policy considerations and other material considerations, is set out within Section 5 of this Statement. In conclusion, a detailed assessment of the proposals has been undertaken against planning policy and material considerations at all levels, including accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004). Taking all of this into account, it can be concluded that the Proposed Demolition is considered to be in accordance with the Development Plan when taken as a whole and is additionally supported by other material considerations. It is therefore demonstrated that the Proposed Development will help deliver the overarching economic, social and environmental objectives of a sustainable development as a whole. Therefore, the proposals merit the support of the Local Planning Authority.

Appendix A: Planning Application Documents

Document	Prepared by
Application Forms and Notices	Deloitte
Covering Letter	Deloitte
Site Location Plan	Hawkins\Brown
Site Layout Plan	Hawkins\Brown
Site Elevation Plan (Proposed)	Hawkins\Brown
Planning Statement	Deloitte
Demolition Management Plan	Connell Brothers Demolition
Ecology Survey	Tyler Grange
Arboricultural Impact Assessment and Method Statement	Amenity Tree
Asbestos Report and Management Plan	Manchester Metropolitan University
Dilapidation Survey	Morgan Sindall
Ground Conditions and UXO	Buro Happold
Environmental Impact Assessment	
Volume 1: Environmental Statement	Deloitte
1. Introduction	Deloitte
2. EIA Methodology	Deloitte
3. Alternatives Considered and Design Evolution	Deloitte
4. Site and Description of Development	Deloitte
5. Construction Phasing and Methodology	Deloitte
6. Air Quality	Buro Happold
7. Noise and Vibration	Buro Happold

Document		Prepared by
8.	Summary of Residual Effects	Deloitte
9.	Type 1 Cumulative Effects	Deloitte
Volume 2: Technical Appendices		Deloitte
Volume 3: Non-Technical Summary		Deloitte



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