

05 August 2025

Via Planning Portal

Michael Pearson
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Our ref: GARM3004

Dear Michael,

MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 – JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER

DISCHARGE OF PLANNING CONDITION 13(B) (LOCAL BENEFIT PROPOSAL) PURSUANT TO PLANNING APPROVAL 125799/FO/2019

On behalf of the Manchester Metropolitan University ("the University" or "MMU"), I am pleased to enclose an application to discharge Condition 13b pursuant to the above referenced planning permission for a new Science and Engineering ("S&E") Building (currently under construction) within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex.

The application has been submitted to Manchester City Council ("MCC") via Planning Portal (ref. PP-14232839) and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Condition 13(b): Local Benefit Proposal Monitoring Report, prepared by MMU

The requisite application fee of £398 has been paid by the University via Planning Portal.

Background

As you are aware, full planning permission for a new Science and Engineering building on the site previously occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

Additionally, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition of the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA ref. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building.

Demolition of the existing John Dalton West Building and its associated structures was completed in March/ April 2021 and construction of the new S&E building is currently substantially complete. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project. Once completed, the new S&E building will be known as the John Dalton Building.

Condition 13(b) (Local Benefit Proposal)

Condition 13(b) states:

Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

The submitted document builds on the Local Benefit Proposal submitted against Condition 13(a) (LPA ref. CDN/23/0801) and approved in June 2024.

The new John Dalton Building has been instrumental in attracting both staff and students. In the six months since occupation, 51 full-time equivalent jobs have been created. To support the growth of students since 2018, 38 FTE roles across academic departments and professional services. The remaining 13 FTE roles have been added across academic departments and professional services, with notable growth in the Department of Computing and Mathematics, which has expanded by nine FTE since July 2023.

The University has used range of tools to encourage recruitment from the local community. For example, MMU partner with the Manchester-based social enterprise, the Growth Company, to provide training for relevant roles wherever possible.

The University's People and Organisational Development team has developed a series of measures to ensure they are recruiting a diverse range of individuals from the local community. These processes will continue to be reviewed and refined to support our commitment to local recruitment.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated Condition 13(b) pursuant to planning permission 125799/FO/2019. However, please do not hesitate to contact me or my colleague Tom Lord (thomas.lord@turley.co.uk) if you have any queries.

Yours sincerely



Will Hannah

Planner

will.hannah@turley.co.uk