

05 September 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M60

FAO Jennifer Atkinson

Dear Jennifer,

Manchester Metropolitan University All Saints Library - Full Planning Application for Demolition

On behalf of Manchester Metropolitan University, please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the partial demolition of Manchester Metropolitan University's All Saints Library, with the westernmost portion of the existing building being the retained portion.

The purpose of the Proposed Demolition is to facilitate the development of a new library at the Manchester Metropolitan University All Saints Campus as part of its Library Transformation Project.

The 0.77 ha Demolition Site is located within Manchester Metropolitan University's All Saint's Campus, in the Hulme Ward. The Site is bound by a public footpath and All Saints Park to the south, the Manchester Metropolitan University Business and Law School to the west, the elevated Mancunian Way directly to the north and Oxford Road to the east (the 'Site').

Description of Development

The description of the Proposed Development 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"

Once partial demolition is undertaken and the Site is cleared, it is additionally proposed that the remaining extant building will be refurbished to create a new educational building at the campus ('All Saints West development'), and the erection of a new library building will be facilitated. The University will seek planning permission for these works via two subsequent planning applications.

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

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

Document	Prepared by
6. Air Quality	Buro Happold
7. Noise and Vibration	Buro Happold
8. Summary of Residual Effects	Deloitte
9. Type 1 Cumulative Effects	Deloitte
Volume 2 : Technical Appendices	Deloitte
Volume 3 : Non Technical Summary	Deloitte

Application Fee

Payment of the planning application fee in the sum of £2,469.00 (inclusive of VAT and service charge) has been made via the Planning Portal (ref. PP-14240412), based on the proposed site area of 0.77 Ha. I would be grateful if you could please confirm receipt of this fee.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Eleanor Scrafton (0161 455 8598/ escrafton@deloitte.co.uk).

Yours sincerely



Deloitte LLP