



All Saints Library, Oxford Road, Manchester

Committed Developments

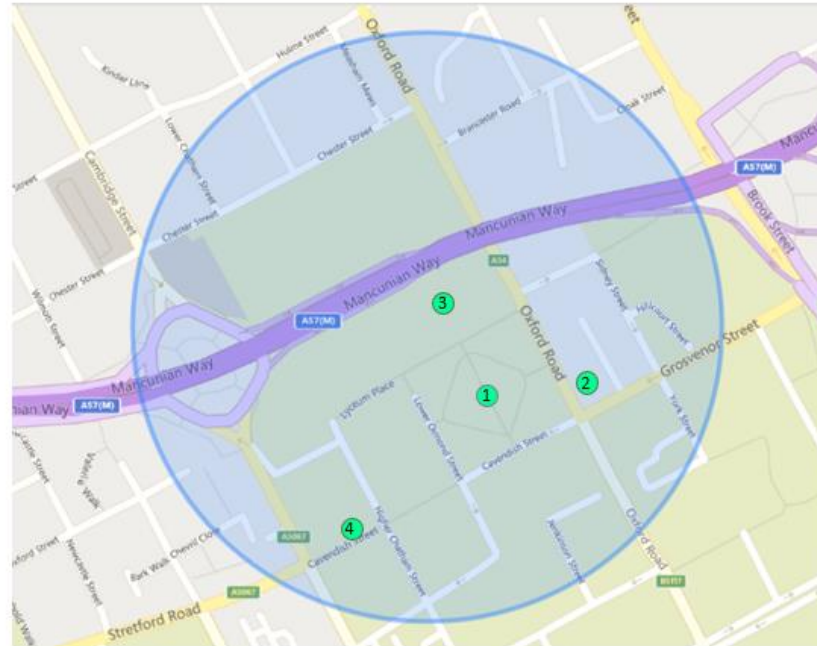
September 2025

	Name	LPA Planning Ref.	Description of Development	Distance from Site (metres)	Application Status
Baseline					
1	All Saints Park	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,	0 m	Original application approved 02.06.2021. Subsequent Discharge of Condition applications (Application Refs. CDN/23/0099; CDN/23/0191; CDN/24/1051; and CDN/25/0236) submitted to implement works related to Phase 1a only.

			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.		
Cumulative					
2	137 Oxford Road	140735/FO/2024	Erection of single storey roof extension to create Purpose Built Student Accommodation (Use Class Sui Generis) comprising 20no bedspaces, with commercial Class E at ground floor, together with elevational alterations, and other associated works.	128 m	CUMULATIVE Planning application approved in December 2024. Works on-site have not commenced and no conditions have been discharged.
3	All Saints Library	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.	0m	N/A – application will not be implemented. Application approved 16.02.2024. Non-Material Amendment application approved 23.05.2024. Discharge of Condition 4 application withdrawn 28.03.2024.

4	Cambridge Halls	142888/FO/2025	Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.	180m	CUMULATIVE EIA scoping opinion issued 07.04.2025 (EIASCO/25/002). Planning application submitted 05.06.2025, currently pending determination.
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- 250m buffer
- 1 All Saints Park
- 2 137 Oxford Road
- 3 All Saints Library
- 4 Cambridge Halls



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Real Estate

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