

1 October 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
Po Box 532
M60 2LA

Dear Jen,

MMU All Saints Public Realm | Application for a Non-Material Amendment to Planning Permission Ref. 128485/FO/2020 in relation to Phase 1a.

On behalf of our client, Manchester Metropolitan University (“the Applicant”), please find enclosed an application for Non-material amendments under Section 96a of the Town and Country Planning Act 1990 (“NMA”) to Planning Permission Ref. 128485/FO/2020 for the refurbishment and expansion of All Saints Park public realm and surrounding streets.

Background

Full Planning Permission was granted on 2 June 2021 for the following description of development as stated on the Decision Notice

“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.”

Planning Permission was granted on a phased basis, with Phase 1a comprising All Saints Park, part of Lower Ormond Street and Cavendish Street, as defined in the approved Site Phasing Plan Ref. 1958-PLA-01-XX-DR-L-0002.

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Phase 1a has since completed construction. However, due to an overlap between the approved red line boundary of the planning permission and the upcoming MMU library redevelopment to the north of the Site, some works have not been completed.

The wording of Condition 24, as outlined in the decision notice for Planning Permission ref: 128485/FO/2020 is as follows:

Full details of all off-site highway works within the public adopted highway shall be submitted for approval in writing by the City Council, as Local Planning Authority

For the avoidance of doubt this shall include the following:

- a. Detailed design of works to the existing Oxford Road/Cavendish Street junction, including in relation to the proposed signal junction changes;*
- b. Detailed design of works to the area to the north of All Saints Park on Oxford Road;*
- c. Detailed design of works to the area to the south of the Mabel Tylecote building on Oxford Road; and*
- d. Detailed design of works to the existing Jenkinson Street / Rosamond Street junction.*

The public realm area shall not be used until all the necessary off site highway works have an agreed timescale for implementation.

Works to the existing Oxford Road/Cavendish Street junction and works to the area to the south of the Mabel Tylecote building have been agreed with MCC Highways on 16th August 2024. However, works to the existing Jenkinson Street / Rosamond Street junction are part of Phase 1b of the public realm which has not yet been implemented. Additionally, works to the area to the north of All Saints Park on Oxford Road is to be superseded by the upcoming MMU Library application.

Overview of Amendments

This application therefore seeks to amend Condition 24 to ensure compliance with the planning permission reference 128485/FO/2020. The amendments as set out below, have been agreed in principle with the Local Planning Authority during pre-application discussions that took place in July 2025.

The proposed amendments to Condition 24 is as follows:

Prior to commencement of development a phasing plan including timescales for the following off-site highways works shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- a. Detailed design of works to the existing Oxford Road/Cavendish Street junction, including in relation to the proposed signal junction changes;*
- b. Detailed design of works to the area to the north of All Saints Park on Oxford Road; Works to the area to the south of the Mabel Tylecote building on Oxford Road;*
- c. Detailed design of works to the area to the south of the Mabel Tylecote building on Oxford Road; and Works to the area to the north of All Saints Park on Oxford Road;*
- d. Detailed design of Works to the existing Jenkinson Street / Rosamond Street junction.*

Prior to commencement of each phase, full design of a) to d), as relevant to that phase, shall be submitted to and approved in writing by the City Council as Local Planning Authority. All works shall be completed in accordance with the approved designs and the agreed-upon timeline.

Once validated, Condition 24 will be submitted for retrospective approval for partial discharge against works to the existing Oxford Road/Cavendish Street junction and works to the area to the south of the Mabel Tylecote building, which have been agreed with MCC Highways and have been completed.

Summary

The amendments proposed in this application will result in a development that ensures compliance with the approved public realm development and upcoming adjacent library redevelopment project.

The amendments have been agreed with the Planning Authority as being non-material to the original permission. The development therefore remains wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal (**PP-14254314**). Payment has been sent via Planning Portal for the sum of £383.00 in respect of the application fee. We would be grateful if you could notify us of validation of the Application.

If you require any further details, please do not hesitate to contact Tom Young (tomyoung@deloitte.co.uk +44 20 7007 1007) and Ragini Dutta (raginidutta@deloitte.co.uk +44 330 138 6276).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The word "Deloitte" is written in a cursive script, and "LLP" is written in a simpler, more upright font.

Deloitte LLP