



Environmental Statement: Non-Technical Summary

All Saints Library – Manchester
Metropolitan University (Demolition
Application)



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1. Introduction

Introduction

- 1.1. This Environmental Statement (ES) Non-Technical Summary (NTS) has been prepared in support of the partial demolition of the existing All Saints Library building within Manchester Metropolitan University's All Saints Campus in Manchester City Centre (the 'Site').
- 1.2. The Applicant is Manchester Metropolitan University (the 'Applicant').
- 1.3. The full planning application submitted to Manchester City Council ('MCC') and which forms the 'Proposed Demolition' has the following formal description of development:
"Full Planning Permission for partial demolition, temporary weatherproofing and associated works at Manchester Metropolitan University's All Saints Library"
- 1.4. The Proposed Demolition is required to facilitate the future development of the site for a new purpose-built library building for which proposals are currently being prepared. The new library proposals will be the subject of a separate application for full planning permission which will be submitted in due course.
- 1.5. Additionally, as part of the existing library will be retained as a consequence of the Proposed Demolition, a further application will be submitted to support the refurbishment and reuse of the retained element.
- 1.6. The ES only assesses the proposed demolition works. Further consideration will be given to the environmental effects of future development phases once details are confirmed and proposals come forward, a process that will be supported by further EIA Screening and Scoping processes, as appropriate.
- 1.7. This ES NTS sets out the findings of an Environmental Impact Assessment ('EIA') carried out in respect of the demolition on the Site.
- 1.8. The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations') and other relevant policy and guidance.
- 1.9. The Non-Technical Summary (NTS) is a standalone document and is required under the EIA Regulations.

Purpose of the Environmental Impact Assessment and Non-Technical Summary

- 1.10. The purpose of an EIA is explained by the Government in the National Planning Practice Guidance at paragraph 002 (Reference ID: 4-002-20140306), which sets out:
"The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process."
- 1.11. In simple terms, an EIA is an information gathering exercise in relation to the effect that the Proposed Development may have on the local environment when compared to the existing conditions. These are typically carried out on projects of a large scale.
- 1.12. Conducting an EIA is a systematic process, which leads to a final report, the ES.
- 1.13. This NTS is designed to be read on its own. It explains the environmental implications of the Proposed Development to the public, informing them, and allowing them to decide whether

they would like more detail on the Proposed Development.

- 1.14. More information and greater technical details are available in the ES. The ES is a separate document which has been submitted as part of the planning application. Please see the section on “*Availability of Environmental Statement*” within this NTS for details on how and where to view the ES.

Environmental Impact Assessment Process

- 1.15. The first step is understanding if the Proposed Development meets the criteria set out within legislation, which means that further consideration should be given to if it comprises an EIA development. The legislation sets out different ‘schedules’ of projects and how the EIA should be carried out.
- 1.16. A Proposed Development may then go through a ‘Screening’ and/or ‘Scoping’ process. This is the process whereby an Applicant may submit a request to the Local Planning Authority (LPA) for a formal opinion as to whether they consider the Proposed Development to be meet the criteria for an EIA and, if so, what technical topics it considers to be relevant to the EIA.
- 1.17. If an EIA is determined to be required, the Applicant will prepare an ES, which sets out the findings from the technical assessments undertaken. The ES is then submitted to the LPA as part of an application for Planning Permission.

Assessment Methodology

Scoping

- 1.18. The LPA was contacted via email on 17 June 2025 requesting their opinion on the proposed scope of the EIA required in respect of the Proposed Demolition. The LPA confirmed via email on 18 June 2025 that the ES for this application could be scoped to include only Air Quality and Noise & Vibration. A copy of the EIA scoping email, and opinion received in response is included in Appendix 2.1 of this ES.

Technical Topics not included in the Environmental Impact Assessment

- 1.19. The Scoping process identified a number of technical topics where significant environmental effects as a result of the Proposed Development would be unlikely and should not be assessed further within the EIA process. These are as follows:
- Aviation.
 - Archaeology.
 - Ecology.
 - TV Reception.
 - Flood risk and drainage.
 - Traffic and transport.
 - Heritage.
 - Townscape and Visual impact.
 - Climate Change.
 - Human Health.
 - Solar Glare.
 - Wind.
 - Daylight, Sunlight, and Overshadowing.
 - Ground Conditions.
- 1.20. Further information detailing why each of these technical topics was scoped out of the EIA can be found in **Appendix 2.1** of the ES (Volume 2).

Approach to Technical Studies

Overview

- 1.21. Various technical studies were commenced at an early stage in the development process. The findings of the baseline (existing) environmental studies have played an important role in the design of the Proposed Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 1.22. Design team reviews, attended by members of the project team, were held throughout the pre-application process. These reviews provided a valuable forum for the exchange of information and ensured that the design team was fully aware of the environmental constraints and opportunities, and of the interactions between disciplines. Meetings were also held with MCC as the LPA, as well as pre-application discussions with technical consultees.
- 1.23. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective technical chapters, with a reference list at the end of each chapter.
- 1.24. The technical studies undertaken within the ES have been progressed in a transparent, impartial, and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.

Baseline Conditions

- 1.25. Each technical chapter includes a section which describes and evaluates the baseline environmental conditions (i.e., the current situation and anticipated changes over time assuming the Site remains unchanged). Baseline data has been obtained from a variety of sources, including published documents, maps, historical information and Site survey data. Given the complex nature of the Site and surroundings, each technical chapter (Chapters 5-13) includes a clear description of what is assumed as the baseline against which the assessment is being made.

Mitigation

- 1.26. Any adverse environmental effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward.
- 1.27. Mitigation measures to be implemented during the operational phase of the Proposed Development will be secured through approved documents, and suitably worded planning conditions and obligations.

Residual Effects

- 1.28. The likely significant effects on the environment, assuming the implementation of the mitigation measures proposed, have been estimated within each chapter. These are termed 'residual effects.'
- 1.29. A summary of residual effects can be found in Chapter 13 of this NTS.

Cumulative Effects

- 1.30. Each Chapter (and corresponding technical report) considers the cumulative effect of the Proposed Development, alongside the committed developments (referenced above) (**Appendix 2.2**), as relevant.
- 1.31. A search of MCC's planning applications database and knowledge of the area, applying the above criteria, has identified a number of schemes for which cumulative effects are considered likely. A full list, as of August 2025, is contained in Appendix 2.2, and can be summarised as follows:
- 1.32. The cumulative developments forming part of the cumulative effects assessment are set

- 1.33. Each Technical chapter has assessed the potential for likely significant effects on the environment as a result of the above cumulative developments, together with the Proposed Development.
- 1.34. Type 1 Cumulative effects (i.e. cumulative effects arising from multiple impacts on the same receptor) as summarised in Chapter 14 of this NTS, and detailed in full within Chapter 15 of the ES.

Who has been involved in the EIA process?

- 1.35. The EIA process has involved communication and collaboration between the applicant, Deloitte LLP, MCC, the project team (shown in set out in Table 1.1 and Table 1.2 below), statutory consultees and the public.

Consultant	Technical Disciplines
Deloitte	Planning and EIA Co-ordinator
Hawkins Brown	Architecture and design
Buro Happold	Air Quality
Buro Happold	Noise and Vibration
Tyler Grange	Ecology
Connell Brothers	Demolition and Waste
Buro Happold	Ground Conditions and UXO
Amenity Tree	Arboriculture

Table 1.1: Project Team and Technical Discipline

Topic	EIA Consultant	Qualifications
EIA Coordinator	Deloitte	MRTPI, MSc, MA (Hons) IEMA Quality Mark Registered
Construction and Demolition	Connell Brothers	
Air Quality	Buro Happold	BSc, MIAQM
Noise and Vibration	Buro Happold	BSc (Hons), Dip. IoA, MIOA, IEng

Table 1.2 EIA Technical Team

What were the results of the EIA?

- 1.36. The following sections summarise the methodology used in determining the likely significant effects of the Proposed Development and summarise the outcomes of the EIA.
- 1.37. This section is organised into the following technical subjects:
- Construction Management Plan and Phasing
 - Air Quality
 - Noise and Vibration
- 1.38. Greater detail can be found in the relevant chapters of the ES (Chapters 5-7) and their technical appendices.
- 1.39. The technical topics are those elements of the environment considered likely to experience

significant effects and therefore assessed in the EIA.

- 1.40. With regard to the assessment for each topic, the subsequent technical sections discuss:
- The nature of the technical discipline;
 - What has been assessed; and
 - What the proposed effect of the Proposed Development is.
- 1.41. A summary of the proposed mitigation measures and residual effects is also included in chapter 8-9 of the ES Volume 1.

Significant Effects

- 1.42. The likely effects of the Proposed Development have been classified according to their significance.
- 1.43. Significance is determined as a function of both the scale (magnitude) of change from the existing (baseline) environment and the sensitivity of environmental receptors, such as population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and their inter-relationship between those factors. Chapter 2 of the ES Volume 1, EIA Methodology, describes this process in greater detail.
- 1.44. This serves as a useful guide for specialists to assess effect significance. Where discipline-specific methodology has been applied that differs from these generic criteria, this has been clearly explained within the relevant ES Chapters Volume 1 (5-7).

2. Proposed Development

Where is the Site

- 2.1. The Site is located in Manchester City Centre. 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 and a key focus of the City's knowledge economy.
- 2.2. 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. Please refer to Figure 1.1 for the Site Location Plan.

Surrounding Land Uses

- 2.3. The Site is located within the Manchester Metropolitan University's All Saints Campus.
- 2.4. 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.
- 2.5. 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.
- 2.6. 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.

What is being proposed?

- 2.7. The description of development is as follows:
- “Full Planning Permission for partial demolition, temporary weatherproofing and associated works at Manchester Metropolitan University's All Saints Library”**

- 2.8. Table 2 sets out the quantum of proposed demolition.

Table 2- 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

What is located on the Site at the moment?

- 2.9. The Site currently contains a vacant library building, which has reached the end of its economic and usable life.
- 2.10. A total of five trees border the Site to the east. Of these, all five trees are in A1 category, which

is characterised by trees of high quality and value. For completeness, all trees are to be retained and protected during the works. The application is accompanied by a Tree Survey.

- 2.11. The Site can currently be accessed via Oxford Road, a key pedestrian, cycle and vehicular route, located immediately adjacent to the east of the Site. A servicing route is located to the north of the Site, which feeds in from Lower and Higher Chatham Street to the south west of the Site. The Site can also be accessed by foot from Lower Ormond Street.

Why is this development coming forward?

- 2.12. The Site currently contains a vacant library building which has reached the end of its economic life.

What will the redevelopment process involve?

- 2.13. The proposals comprise partial demolition of the existing building on-site containing the existing All Saints Library.
- 2.14. Once demolition is undertaken and the Site is cleared, the proposals will facilitate the refurbishment of the retained building to create a new educational building at the campus, and the erection of a new library building. Therefore, helping to realise the vision for the wider University masterplan.
- 2.15. The Site will be secured and surrounded with hoarding to ensure public safety and mitigate adverse environmental effects during construction.
- 2.16. The Demolition Method Statement prepared by Connell Brothers (Appendix 5.1) sets out the methodology in more detail.

Who Has Been Consulted

- 2.17. The Proposed Demolition has been discussed with MCC Planning Authority who were also consulted upon as part of the EIA Scoping exercise.
- 2.18. Prior to submission of the application, engagement has taken place with the LPA to agree the principle of the works and the scope of the application documentation and EIA required to accompany the application.
- 2.19. 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. Further details are provided in the Planning Statement that accompanies the application.
- 2.20. Considerations of any reasonable alternative proposals are set out in Chapter 4 of this ES.

How long will it take?

- 2.21. The whole demolition process, including the soft strip and asbestos removal, is anticipated to take circa 36 weeks.
- 2.22. The programme is based upon normal working hours in line with MCC's Guidance of 7.30hrs to 1800hrs Monday to Friday and 0800 to 1400 on Saturdays.

3. Alternatives and Design Evolution

Introduction

- 3.1. Regulation 18(3) and Paragraph 2 of Schedule 4 of the EIA Regulations require the Applicants to provide an outline of the main alternatives studied and an indication of the main reasons for the choice made, considering the environmental effects.
- 3.2. The Proposed Development has been influenced by a range of factors, including location, surrounding land use and input from MCC and other key stakeholders.
- 3.3. This Chapter reviews the principal land use and siting options explored and the reasoning for the selection of the current design for the Proposed Development which forms the subject of assessment within the ES.
- 3.4. This Chapter considers the following options in the context of the existing development brief:
 - The ‘do nothing’ alternative where the Proposed Demolition is not progressed;
 - Alternative proposals considered for the Site; and
 - the use of ‘Alternative Technologies’ for the demolition process.

The “do nothing” Alternative

- 3.5. The “do nothing” scenario refers to the option of leaving the Site in its current use. The Site is brownfield land in Manchester City Centre. The Site currently contains a vacant library building which has reached the end of its economic life.
- 3.6. 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 and a principal driver of Manchester’s knowledge economy. As such, the area is also important as an economic driver for Manchester and the wider City Region with much of the activity that takes place in the Oxford Road Corridor also being nationally and internationally significant.
- 3.7. The Proposed Demolition will support future proposals, which are currently under preparation, for a new library building that will provide a dynamic and active library environment, which redefines the role of the library for modern day use, improving the experience of students and staff.
- 3.8. The redevelopment of the current library accommodation will align with the key strategies outlined within the University’s ‘Road 2030’ strategic vision, particularly in regard to inclusivity, accessibility, innovation and sustainability, which are not met within the current library design.
- 3.9. In light of this, the Site forms part of an area identified as a strategic priority for regeneration and redevelopment, the “do nothing” alternative has been discounted.

Design Alternative

- 3.10. Given this EIA only covers proposed demolition, and not the design of the replacement library, it is not considered to be a relevant consideration.

Alternative Demolition Technologies

- 3.11. The contractor is proposing the use of demolition technologies for the site which are in accordance with best practice regulations. This is further evidenced within the Demolition

Methodology Chapter (3.2.5) within the accompanying Demolition Management Plan (DMP) (Appendix 5.1).

- 3.12. A complete structural survey will be completed prior to any works commencing. The working sequence 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.
- 3.13. This is further evidenced within Appendix J and K of the supporting DMP (Appendix 5.1).
- 3.14. The technologies included with the Proposed Development are therefore considered to represent the most appropriate for the proposals.

4. Construction Management and Phasing

Introduction

- 4.1. This Chapter has been prepared by Connell Brothers Ltd and describes the proposed Demolition programme and the likely key activities that will be undertaken. The primary focus is to ensure the project is executed with minimal disruption to the surrounding neighbourhood while adhering to safety and environmental regulations. Detailed consideration of potential impacts during the demolition process and any necessary mitigation measures are provided in each relevant chapter.
- 4.2. The demolition programme will span a period of approximately 36 weeks. An early activity will be to protect and enclose the site before construction activity commences. A solid hoarding will be employed to the whole perimeter of the site boundary.
- 4.3. The plan is designed to provide a general overview of the demolition process, with more detailed procedures to be developed closer to the commencement of the project. This will involve collaboration with contractors and relevant stakeholders, including in relation to limiting interruptions to Manchester Metropolitan University's ongoing operation.

What are the Environmental Effects?

- 4.4. The construction process is acknowledged to have potential environmental impacts, and the plan outlines measures to mitigate these. Several methods as follows, are to be taken to mitigate noise levels and the nuisance caused:

1. Noise and Vibration:

- Construction activities will generally adhere to approved working hours to minimise noise disruption outside these times.
- Noisy activities on Sundays and Bank holidays will be limited and require prior agreement with authorities and residents.
- The use of silenced equipment and machinery will be prioritised.
- Hoarding and screening will be erected where necessary to minimise noise pollution.

2. Dust and Air Quality:

- Dust suppression techniques will be implemented throughout the demolition process.
- Measures will be taken to minimise dust generation during material transportation and storage.
- Wheel washing facilities will be used to prevent dirt from vehicles spreading onto public roads.

3. Waste Management:

- A comprehensive waste management plan will be implemented to minimise waste and maximise recycling.
- Waste will be segregated on-site and disposed of responsibly through a licensed waste

contractor.

4. Traffic Management:

- A detailed traffic management plan will be developed to manage vehicle movements and minimise disruption to local traffic.
- Deliveries will be scheduled outside peak hours where possible.
- Pedestrian safety will be prioritised with designated walkways and clear signage.

5. Other Environmental Considerations:

- The construction site will be regularly monitored for potential environmental impacts.
- The contractor will be responsible for implementing appropriate control measures to mitigate any identified risks.
- Regular communication with stakeholders will be maintained to address any concerns.
- This plan demonstrates a commitment to minimising the environmental impact of the construction process. By implementing these measures, the project aims to ensure that disruption is kept to a minimum and that the local environment is protected.

5. Air Quality

What is Air Quality?

- 5.1. Air quality refers to the condition of the air we breathe. Poor air quality, caused by pollutants like nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}), can have negative impacts on human health. Road traffic is a major source of these pollutants.

What has been assessed?

- 5.2. The Proposed Development has been assessed with respect to air quality conditions during the Demolition phase. For the purpose of this assessment only the effects associated with the demolition of the existing building have been assessed.
- 5.3. The dust generated as a result of the demolition of the existing building has been assessed quantitatively and considers the impact on any sensitive receptors (human and ecological) within 250m of the Proposed Development boundary.
- 5.4. The impact of traffic generated by the demolition activities has been assessed qualitatively using relevant air quality guidance. The volume of traffic generated by the Proposed Development will be limited to a 36 week programme and impacts have been assessed within 50m of any affected construction route up to 250m from the Site boundary.

What is the effect of the Proposed Development on Air Quality?

- 5.5. The effect of pollution arising from dust and traffic emissions generated by the demolition activities on surrounding human receptors will be negligible.

Construction

- 5.6. Demolition traffic is expected to be short term and temporary and not considered to have any significant impact on air quality.
- 5.7. The submitted DMP outlines key mitigation measures to be implemented at the Site to minimise dust and other emissions from construction activities.

Residual Effects

- 5.8. The residual effects on air quality are anticipated to be negligible for the construction (demolition) phase of the Proposed Development, with the implementation of suitable measures which would be implemented to mitigate potential adverse effects ('mitigation measures') during this phase. These are to include stakeholder engagement; plant machinery monitoring; vehicle movement monitoring; and dust monitoring.

Cumulative Effects

- 5.9. The assessment also considers the combined impact of the Proposed Development with other projects in the area. It concludes that the cumulative effects on air quality are likely to be negligible and will not result in any significant impacts.

6. Noise and Vibration

What is Noise and Vibration?

- 6.1. Noise and vibration covers the assessment of the potential effects of noise and vibration associated with the construction (demolition) of the Proposed Development, and, where required, how these can be mitigated to comply with the relevant national and local authority policy.
- 6.2. The assessment has predicted emissions from various sources of noise that will be added or altered due to the Proposed Development, then assessed the results by considering the value of those noise levels, or what the change in noise levels due to the Proposed Development is predicted to be. The assessments have been informed by appropriate standards and guidance documents.

What has been assessed?

- 6.3. The Proposed Development has been assessed with respect to noise and vibration conditions during the Demolition phase. For the purpose of this assessment, only the effects associated with the demolition of the existing building have been assessed.
- 6.4. Based on the proposed DMP, the expected noise and vibration levels caused by the demolition of the existing building have been assessed quantitatively at a sample of sensitive receptors closest to the site.

What is the effect of the Proposed Development on Noise and Vibration?

- 6.5. The expected vibration levels are considered to have non-significant negligible adverse effects on all receptors considered in the assessment.
- 6.6. At most of the receptors considered in the assessment, the expected noise levels are considered to have non-significant negligible adverse effects. At the closest receptor, 2 (Oxford Road), before mitigation, the noise levels are considered to cause significant major adverse effects, however following the implementation of suitable measures which would be implemented to mitigate potential adverse effects ('mitigation measures'), as detailed in the submitted DMP, this is reduced to non-significant negligible adverse effects. Measures are to include: selecting appropriate equipment; vehicle monitoring; equipment monitoring; plant locations; piling locations; and generator use.

7. Availability of Environmental Statement

- 7.1. The ES is available for public viewing online via MCC's Public Access website, and during normal office hours at the following address:

Planning Department
Manchester City Council
Town Hall
Manchester
M2 5DB

- 7.2. The ES may be purchased in volumes, the costs for which are set out below:

Non-Technical Summary - £15
Volume 1: ES Main Text & Figures - £150
Volume 2: ES Appendices - £150

- 7.3. For copies of any of the above please contact the Manchester Metropolitan University All Saints Library team at Deloitte:

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