

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144160/NMC/2025

Date registered valid: 2 October 2025

Proposal: A non-material amendment to condition 24 attached to planning permission 128485/FO/2020 in relation to changes to the timescales for landscaping.

Address: All Saints Park, Manchester, M1 5SS

Ward(s): Deansgate Ward

Applicant: Manchester Metropolitan University

Agent (if any): Ragini Dutta Deloitte LLP

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06 October 2025

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The development refers to All Saints public realm. All Saints Park serves as a central focal point to Manchester Metropolitan University

Description of Development

A non-material amendment to condition 24 attached to planning permission 128485/FO/2020 in relation to changes to the timescales for landscaping.

Related Application

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, 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.

Approved June 2021.

Consultations & Notification Responses

Not required.

Issues

The original 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.

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

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 Manchester Metropolitan University Library application.

Therefore, the amendment seeks to make minor amendments to the wording of each section of the condition in order to ensure compliance with the works being carried out.

The minor change in wording is considered to ensure compliance with the areas superseded by the Manchester Metropolitan University Library Application and ensure that there is no conflict with the phasing triggers initially outlined in the initial condition.

This change will have no material impact on the proposed site, the site edged red will not be changed. The development therefore remains wholly compliant with the national and local policies.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including

Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The proposal seeks to amend condition 24 (Highway 278) is on to make changes to the timescales for landscaping.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

24) 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 in writing to and be 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.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN4, EN5, EN6, EN7, EN15, EN19, T1, T2 and DM1 of the City of Manchester Core Strategy and policies DC10, DC14, DC15, DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

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Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL