



Manchester Metropolitan University – Library Transformation Project Statement of Consultation

October 2023

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1. Introduction

- 1.1. This Statement of Consultation (this “Statement”) accompanies an application for Full Planning Permission for an educational-led library development off Oxford Road, in Manchester City Centre (the “Site”). The Applicant is Manchester Metropolitan University (the “Applicant”).
- 1.2. The Site is located within the Manchester Metropolitan University All Saints Campus in Manchester City Centre.
- 1.3. The description of the ‘Proposed Development’ is set out below:
- “Full Planning Permission for the part demolition and redevelopment and part reconfiguration and refurbishment of an existing library building, to form a new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, secure cycle parking, access and servicing arrangements and other associated works”*
- 1.4. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.
- 1.5. The following documents have been included within this report as evidence to support the statements that have been made:
- Site Location Plan (Appendix 1);
 - Consultation Leaflets (Appendix 2);
 - Consultation Boundary (Appendix 3); and
 - Consultation Boards (Appendix 4).

Site Description

- 1.6. The Site extends to c.0.7 ha. and is bound by a public footpath and All Saints Park to the south, the MMU Business and Law School to the west, the elevated Mancunian Way directly to the north and Oxford Road to the east.
- 1.7. The Site as existing comprises the All Saints Library Building, a seven-storey brick building, which is used as a library facility for students and staff of the University. The existing accommodation provides desk spaces, book clusters and meeting rooms. The Site is currently occupied and operational, and it is intended that part of the Site will remain in operation throughout the five-year construction programme of refurbishment and construction.
- 1.8. The building’s pedestrian access is currently from All Saints Park to the south of the building. There is no car parking associated to the library building.

Wider Area

- 1.9. The Site lies within the City Centre, and forms part of the wider Regional Centre as defined by MCC’s Core Strategy 2012.

- 1.10. The Site is located at a nodal point adjacent to All Saints Park within the Oxford Road Corridor, which is a priority location for higher education and a strategic location for inclusive growth with an opportunity to strengthen and diversify the economy by creating high added value growth in sectors such as Creative and Digital, Health, Science and Innovation, and Advanced Materials and Engineering.
- 1.11. Low rise buildings are located to the east, on the opposite side of Oxford Road, which comprise of shops and commercial properties of approximately 2 to 3 storeys in height, with some residential uses on the upper floors. To the south, All Saints Park provides public realm and is largely surrounded by Manchester Metropolitan University Buildings, along with St Augustine’s Church.
- 1.12. To the west, there are further University buildings and student accommodation. To the north, the Mancunian Way runs east to west at an elevated level, and to the north of that, the Manchester Metropolitan University John R Dalton Building and Circle Square.
- 1.13. Within the wider area, there is a broad mix of uses that are characteristic of its location within the city centre and broader Regional Centre, including:
- Educational uses associated with Manchester Metropolitan University, Royal Northern College of Music, University of Manchester and the NHS Foundation Trust;
 - Purpose Built Student Accommodation;
 - Commercial and industrial uses, including business space, music venues and eateries; and
 - Sport, leisure and cultural uses, including Manchester Aquatics Centre.

The Proposed Development

- 1.14. Strategies for the Oxford Road Corridor focus on growth that is inclusive and drives positive social, economic and environmental outcomes at the local and regional levels. This is all embedded in existing and emerging planning policy and strategic regeneration documents. It has also been embedded in the capital development projects and other significant investments that Manchester Metropolitan University has brought across its estate over many years. Against this context, the plans to transform the ~~re~~ existing All Saints Library building represent the latest phase of the University’s estate transformation. They will deliver a world class educational facility for students, staff, and the general-public, which makes a positive impact on the world we live in and the wider communities.
- 1.15. The Proposed Development will replace the existing library building present at the University Campus to deliver a dynamic and active library environment, which redefines the role of the library for modern day use, putting the experience of students and staff at the heart of the proposals.
- 1.16. The redevelopment of the current library accommodation will align with the key strategies outlined within the University’s ‘Road to 2030’ strategic vision, particularly in regard to inclusivity, accessibility, innovation and sustainability, which are not met within the current library design.
- 1.17. Additionally, due to the site’s strategic location at the centre of the Oxford Road Corridor, the proposed redevelopment of the current library accommodation presents a unique opportunity to create a landmark entranceway to the main University district within Manchester City Centre.
- 1.18. The proposed library design, ~~re~~ was carefully selected and ~~then~~ developed following an international design competition and will deliver an iconic building at the heart of the University’s campus, creating a new gateway to the University.
- 1.19. The proposed overall quantum of development is set out within Table 1.1.

Table 1.1 Proposed uses, units and height for the Proposed Development

Quantum	Amount
Site area (inside red line)	6,700 sq. m
Use (Library)	22,099 sq. m GIA (gross internal area)
Use (Terrace)	900 sq. m GEA (gross external area)
Height	63 m, ground + 12 storeys
Parking	No new car or cycle parking proposed. The development will be served by Manchester Metropolitan University's existing facilities and travel plan initiatives focused on sustainable modes of transport and active travel.

- 1.20. The Proposed Development is formed in part by a new landmark building adjacent to the Oxford Road frontage which will replace a four-storey section of the existing building. This part of the Proposed Development will be 13 storeys (ground plus 12).
- 1.21. The remainder of the existing library will be retained in a form that allows it to be structurally altered and fully connected to the new building, with storey levels corresponding. The existing level six structure will be demolished, and a roof terrace formed at level five. A new façade will wrap around, and visually integrate, the existing and proposed buildings.
- 1.22. The landmark nature of the Proposed Development reflects its strategic location as a key gateway into Manchester Metropolitan University's campus from Oxford Road, which is a principal route within the Oxford Road Corridor. The relationship of the building to the Mancunian Way and the setting for a building of this scale which is afforded by All Saints Park, mean that this is an appropriate location for a building of this scale and quality.
- 1.23. In assessing the Proposed Development, a comprehensive assessment has been undertaken to assess the proposals from key views as well as its relationship to heritage assets around the Site.
- 1.24. In the submitted Design and Access Statement prepared by Hawkins Brown and Schmidt Hammer Lassen, a massing analysis of the area has been carried out to ensure that the Proposed Development is considered in the context of the surrounding buildings and key views.
- 1.25. The potential environmental effects of the proposed development have been fully interrogated and assessed in considering the proposed development. The results of this analysis are set out in detail within broader suite of technical reports submitted in support of this application (please refer to paragraph 1.24 for a full list)
- 1.26. The Proposed Development has been designed to complement new public realm in the area that is being delivered by Manchester Metropolitan University as part of a separate planning permission (ref: 128485/FO/2020). This is a continuation of the existing public realm in the wider University campus and will act to improve levels of amenity and the existing pedestrian environment as well as enhancing permeability between the Site, Manchester City Centre and Hulme.

Pre-Application Consultation

- 1.27. Prior to the submission of the planning application the Applicant has undertaken extensive stakeholder engagement to ensure that the emerging proposals have been clearly communicated and consulted upon.

Public Consultation on the planning application

- 1.28. As part of the Pre-Application process, a holistic public consultation was undertaken for the Manchester Metropolitan University Library Transformation Project, by the Applicant, between 05 June 2023 and 23 June 2023 to provide an opportunity for the community to provide feedback to ensure local priorities and concerns could be carefully considered and addressed where appropriate as plans developed. A full account of all public engagement undertaken, the comments received, and details of how the Applicant has responded, are set out in full within Section 3.

Stakeholder Consultee and Key Stakeholder Engagement

- 1.29. Other consultation activity undertaken during the pre-application period has included:
- Pre-application discussions with Senior Planning Officers at Manchester City Council ('MCC'), which has taken place throughout the design development process;
 - Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
 - Historic England was contacted via email to provide details of the proposals and confirm if they would like to be formally consulted in the planning application.
 - Local Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation and were invited to attend the public consultation events;
 - An Environmental Impact Assessment Screening and Scoping Report was submitted to MCC in August 2023. As part of this, the key statutory stakeholders were consulted by MCC, who ultimately issued a scoping opinion on October 11th, which agreed with that set out by the Scoping report.
 - Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission are provided in Section 3 of this Statement.

Report Structure

- 1.30. The remainder of this Statement is structured as follows:
- **Section 2** – sets out the relevant planning policy and requirements.
 - **Section 3** – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
 - **Section 4** – presents the summary and conclusions.

2. Policy Context

- 2.1. Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

National Level

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
- 1 Where—
- a) a person proposes to make an application for planning permission for the development of any land in England, and
 - b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).
- 2.6. Subsections (2) and (3) state:
- b The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
 - c The person must consult each specified person about the proposed application.
- 2.7. Subsection (4) outlines the requirements regarding publicity of applications:
- 4 Publicity under subsection (2) must—
- a) set out how the person (“P”) may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and
 - b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework

- 2.10. The Department for Communities and Local Government published the amended NPPF in July 2018, February 2019, and most recently in September 2023. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.11. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.13. Similarly, paragraphs 124 to 129 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practise Guidance

- 2.15. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in line with the recent updates to the NPPF.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local Level

Manchester City Council Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.18. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

- 2.19. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.20. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.21. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage. This includes the requirements to engage at a national and local level.
- 2.22. The following section of this report sets out, in detail, the pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the Site that responds to the site's physical context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.

Manchester City Council

Local Planning Authority

- 3.3. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback. A series of pre-application meetings were held between October 2022 and October 2023.
- 3.4. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and are supportive of the objectives and guiding principles of the City.
- 3.5. The following key considerations have been discussed with senior Officers over the course of the pre-application period and addressed within the planning application submission:
- **Relationship with All Saints Park and Oxford Road Corridor and surrounding area** – discussions involved the proposed new build element and how it interacts with the adjacent All Saints Park and the existing streetscape on Oxford Road. It was acknowledged that the delivery of a 13-storey building in this location would be in-keeping with the surrounding built development in this area of the City Centre and would support the wider regeneration objectives of the City. The proposed use was supported by the Planning Officers at MCC.
 - **Delivering sustainable development** - the delivery of an enhanced, highly-sustainable building was discussed with officers and was considered to have benefits for the wider area. The design team was challenged to ensure the building is highly sustainable to meet the City's objectives.
 - **Tree retention on Oxford Road** - The location, retention and management of existing trees at the Site was also discussed in detail with Officers. It was decided within Pre-Application meetings, that all trees along Oxford Road would be retained and preserved.
 - **Scale and Massing** – MCC reviewed the proposed scale and massing across a series of pre-application meetings. These included discussions on the technical impact of the proposed scale and massing, as well its relationship with the surrounding uses and the heritage assets. The discussions have fed into the proposed scale and massing.
 - **Architectural design quality** – MCC challenged the Applicant in seeking Transpato ensure the Proposed Development is of the highest architectural quality. This included significant discussions on the quality and durability of the materials, detailed design elements such as jointing, window reveal depths, louvre details, signage placement, colours and the construction methodology. MCC showed support for the design approach and it was considered that the proposals would lead to a high-quality streetscape. It was agreed specific materiality will be agreed through the condition discharge process with MCC.

- **Relationship with nearby heritage assets** – it was acknowledged that the Site is near a number of heritage assets around All Saints Park and the heritage assessment boundary and appropriate view locations were confirmed within Council Pre-Application discussions. Other discussions with the Council included, how to use the scale and massing to respond sensitively to these assets, as well as an appropriate choice of materiality and the tones proposed.
- **Consultation Strategy** – the proposed approach to public consultation was discussed with MCC, including the leaflet drop area. An overview of the feedback provided during the public consultation was also presented to MCC during Pre-Application discussions, including setting out how the Proposed Development would respond to these comments.

3.6. Further details of how the proposals address each of the above points are provided within the accompanying application documents.

3.7. The Applicant will continue to work positively and pro-actively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Arboricultural Department

3.8. Planit consulted with Manchester City Council's Arboricultural Team to discuss and agree the principle of management of the trees on Site over the forthcoming years and the principle of the reduction of the canopy. Further details can be found within the Design and Access Strategy in support of this application.

Highways Department

3.9. Buro Happold consulted with Manchester City Council's Highways Team to discuss and agree the scope of the assessment. Further details can be found within the Transport Statement submitted in support of this application.

Flood Risk Department

3.10. Buro Happold have engaged with Manchester City Council to consider the risk of various sources of flooding to the Site and the consequent risk of flooding to downstream receptors (such as people, property, habitats, infrastructure and statutory sites) from the proposed development as a result of surface water runoff.

3.11. This considered that the Site is located within Flood Zone 1. The proposals have therefore been designed to reduce surface water run-off to approximately 5 l/s and incorporate sustainable urban drainage systems as far as possible.

Local Ward Councillors

3.12. On 01 June 2023, a detailed letter was sent to Ward Councillors in the Hulme and Deansgate Wards over email, to provide information of the emerging proposals ahead of the first phase of consultation.

3.13. The letter outlined the Site, the background to the project, the consultation boundary, and the vision for the Proposed Development. The correspondence included an invitation to share thoughts at the in-person public exhibition event or virtually via email.

3.14. At a meeting with MMU, Councillor Igbon expressed their support of the Proposed Development.

Statutory and Non-Statutory Consultees

3.15. The respective statutory and non-statutory consultees on the project who have been engaged prior to the application being made are set out under each subheading below. This summarises the timing and method of communication, information issued, comments received and how these comments have been incorporated into the planning application.

Greater Manchester Police

3.16. A meeting was held with Greater Manchester Police (GMP) on 14th July 2023 at the pre-application stage, to inform their preparation of a Crime Impact Statement for the Proposed Development.

3.17. The CIS highlights positive aspects of the proposals which include:

- The proposed building and refurbishment works is located entirely within the recognised existing university campus, with some areas directly exposed to the public realm. The Site benefits from effective management coupled with established protocols for entry which have been largely successful in excluding potential intruders.
- The existing boundary fencing is relatively new and forms an effective secure perimeter to the Site. The grounds are subdivided into distinct zones to allow control of access, which is particularly useful when grounds are used by the wider community.
- In the most vulnerable locations, the security measures have been upgraded to include certified door-sets, windows and shutters where appropriate, which will increase the time an intruder would need to enter the building and increase their chances of being witnessed, challenged, or reported.
- The location, arrangement and design of the new structure and surrounding landscape features have been reviewed and where possible, any potential climbing aids that could allow unauthorised access to upper levels have been removed.
- The administrators of the Site have a number of years' experience of operating and managing the area and it has been well-managed in relation to the security. There are established security protocols which will be extended to cover the new building. Existing security protocols will be reviewed and updated to account for the changes to the site layout. In particular, the impact of the extension on any designated safe areas and evacuation routes should be carefully evaluated.
- The proposed entrances for visitors are clearly defined and positioned in an obvious location, readily apparent on approaching the library along Oxford Road.
- The internal layout of the building appears capable of being divided into identifiable zones, allowing separation of accessible and restricted areas. The access-control strategy adopted for the development should be capable of confining movement into and through the building, thus allowing staff and visitors to only enter parts of the Site to which they have legitimate reason to be present. Access permissions should be fully auditable and regularly reviewed.
- The proposed building has a relatively simple footprint which reduces potential hiding places and allows for easy monitoring of activity around them. The relationship between the new and existing buildings must not establish any deep recesses, narrow passageways, or places of potential concealment / entrapment.
- The internal layout appears to be free of any potential pinch points or spaces where students could be cornered. The corridors / stairwells should provide sufficient circulation space to cope with the anticipated numbers of students, avoiding potential for bumps and collisions that can lead to more serious behavioural issues.
- The Proposed Development provides the opportunity to include security features built into the design and construction of the buildings and avoids the need for obtrusive retro-fitted security measures that can increase the fear of crime. Security measures carefully incorporated into the design can ensure the buildings are reasonably secure, without visibly announcing that the design was concerned about crime.

- 3.18. The CIS also identifies a number of recommendations to be considered during the fit out and management stages of the development. The design team will continue to work with officers from GMP through the detailed design stage.
- 3.19. The CIS also provided a number of standards and features both internally and externally to demonstrate a level of physical security acceptable to Design for Security, such as doors, windows, glazing, alarms and access control which will be considered as part of detailed design work post planning.
- 3.20. The CIS prepared by GMP is submitted with the application.

Greater Manchester Archaeological Advisory Service

- 3.21. During pre-application consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it was noted that as the development is taking place on an existing brownfield site, and as such there would be no archaeological interest in the Site, a formal archaeological letter could be submitted in lieu of a Desktop Study.
- 3.22. A formal archaeological letter prepared by Greater Manchester Archaeological Advisory Service (GMAAS) is submitted in support of this application, which confirms “GMAAS is entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited”.

Public Consultation

- 3.23. The objectives of the pre-application engagement for the Proposed Development were to:
- Provide accurate, transparent information with regard to the Proposed Development.
 - Gather feedback on the key issues and a forum for discussing potential concerns that relate to the Proposed Development; and
 - Make people aware of the timescales for the Proposed Development and keep them informed about progress regarding the development of the proposals.
- 3.24. The following activities have been undertaken in support of the public consultation process:
- 01 June 2023: Leaflets (**Appendix 2**) were delivered to the local businesses and residential community (as defined by the consultation boundary area in (**Appendix 3**)). This was the primary way of advertising the public consultation exhibition to surrounding businesses and residents. The prepared consultation boards were also posted on the student and staff intranet during and following the public consultation event.
 - 05 June 2023 – 06 June 2023: An in-person physical public consultation exhibition ran for 2no. days in total and it was held at the All Saints Library. Over the consultation period, there were circa 55no. attendees and 29 responses were submitted. The majority of the respondents were local residents, students and library staff.
- 3.25. The material presented during the public consultation exhibition summarised the surrounding context of the development sites and some design concepts for the Site. This information was supplemented by a range of questions with regards to thoughts and feelings about the developments. Details of building massing and design were presented to the public.
- 3.26. Prior to the launch of the consultation exhibition, consultation leaflets were distributed on 01 June via GPS-tracked leaflet distribution to all residential and business addresses located within an agreed distribution area of approximately 4,000 addresses.
- 3.27. The postcard promoted the physical consultation events which took place on 05 June 2023 and 06 June 2023 and provided an email address for respondees who could not attend the physical event. A total of 6 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 55 people attended the drop in events.
- 3.28. A total of 29 responses were collected as part of the consultation. A total of 25 people responded via the physical feedback form, with four further responses via email.

3.29. A thematic summary of these responses is set out below.

Themes	Comments Received	Response
Safety and Security	• Positive comments on how the Proposed Development will be a safe space. • Positive comment on how there will be sufficient security overnight and that the building will not become dangerous at ground floor level. • Concern over the presence of pickpockets and general thievery during the daytime. • Concern about anti-social behaviour taking place on the highest floor and distance from staff at ground floor.	A Crime Impact Statement has been prepared by Greater Manchester Police (GMP). Overall, having assessed the development using principles of 'Crime Prevention through Environmental Design' the report highlights that the development is supported by GMP, and no major design changes are required. However, the report states a number of recommendations for further consideration during detailed design which would need to be addressed for Design for Security to support the proposed scheme. The project team has provided an initial response against these recommendations within the Design and Access Statement prepared by Hawkins Brown. A management strategy has also been prepared by Manchester Metropolitan University which outlines the security measures that will be taken by the campus security team, and management of the building on a day to day basis.
Design and Layout	• Positive comments on the creation of more study space for students. • Positive comments on the impressiveness of building design and increased facilities for students. • Positive comments on the visual appearance of the building. • Positive comments relating to the colour of the windows. • Positive comments on the exciting and beautiful appearance. • Positive comments on the appearance of the roof terrace, including exotic look.	The proposals have been designed by a professional design team with significant experience and track record of delivering projects of this complexity and scale. The Proposed Development will create a landmark building at the northern entrance to the university district along Oxford Road. The distinctive building will create a distinct identity and will integrate the university campus into the surrounding high density development at Circle Square and beyond that in the City Centre. The design merits and architectural quality are identified within the Design and Access Statement by Hawkins Brown. The design is well considered, contemporary and distinctive which responds to the surrounding area.

Themes	Comments Received	Response
	• Positive comments in relation to the high spaces and places, and ideas kitchen lab being useful for commuting students. • Positive comments on light levels within the Proposed Development. • Positive comments about the layout and permeable space of the Proposed Development and how this will encourage increased interaction and communication. • Positive comments on the overall building proposal, including the layout of the extended area overlooking All Saints Park. • Positive comments in relation to the shape of the window and how this will link to the Manchester skyline, as well as having a positive impact on the user experience. • Positive comments about the increased floorspace and outdoor space. • Comment relating to the need for windows that open for ventilation. • Suggestion of staff room with staff-only toilets. • Concern over convenience for staff and students if bookshelves are located across several floors.	The interior layout is a detailed matter which will be considered at the detailed design stages. Ventilation will be provided by centralised air handling unit (AHU) plant in the open plan study areas, offices and meeting rooms. The AHUs will include filters, thermal wheel for heat recovery, cooling coil and heating coil for tempering of fresh air supply.
Accessibility	• Positive comments in relation to making the building more accessible to the public. • Positive comments from adjacent occupiers in relation to public benefiting from the new library building.	The site benefits from excellent transport links via Oxford Road railway station (0.6m to the north). This provides access to local, regional, and national destinations, including Manchester Airport.

Themes	Comments Received	Response
	• Positive comments relating to student-only access from first floor upwards. • Comments on how Oxford Road access is important. • Positive comments about the open plan, public facing ground floor. • Suggestion of more space and resources to be included within the Proposed Development. • Concern related to access to surrounding properties whilst construction is undertaken.	Similarly, easy access to the Metrolink network can be obtained at St Peter's Square Metrolink Station (circa 1 km to the north-east). This provides access to destinations across Greater Manchester including Altrincham, East Didsbury, Bury, Rochdale, Oldham, Manchester Airport, Salford Quays Trafford Park and the Trafford Centre. The Oxford Road Bus Corridor is located within immediate proximity to the site and has benefitted from wholesale investment from Transport for Greater Manchester to create a more efficient route from the city centre through to South Manchester. This route terminates at the City Centre and Didsbury in south Manchester and passes through the Manchester Metropolitan University and University of Manchester campuses.
Timeframe	• Concerns about whether current students will benefit due to proposed timeframe. • Queries about whether the process can be sped up in any way.	The total construction programme will span a period of approximately four years and be delivered in two phases. Phase 1 will be the demolition 15ort h All Saints East Building and construction 15ort h new 13 storey tower and Phase 2 will be the refurbishment 15ort h existing Library. The programme is based upon normal working hours in line with Manchester City Council Guidance of 7.30hrs to 1800hrs Monday to Friday and 0800hrs to 1400hrs on Saturdays. The Applicant has prepared a programme 15ort he Proposed Development. The Applicant endeavours to commence construction in 2024. However, it is noted that the programme may ultimately be extended in the event delays caused by sustained periods of poor weather, unexpected ground conditions or other abnormals, volatility in economic markets, political uncertainty, and any future pandemics.

Themes	Comments Received	Response
Proximity to Mancunian Way	Concerns about noise from the Mancunian Way impacting the Proposed Development.	An Acoustic and Vibration Assessment has been prepared by Buro Happold in support of this application. The report sets out that internal acoustic conditions in line with national and local policy guidance can be achieved through suitable façade sound insulation.
Sustainable Construction	- Suggestion for more sustainable power sourcing for the Proposed Development. - Comment relating to the environmental impact of knocking down the current library building for the Proposed Development.	A Sustainability Statement has been prepared by BDP and is submitted in support of this application. This document sets out the University's credentials as a sustainable developer and the sustainability measures proposed for the development. A number of different power options have been tested to optimise the sustainability and reduce the overall power requirements of the Proposed Development.
Impacts on Amenity	- Comments relating to the increased use of the park as a result of the development. - Concern related to access to surrounding properties whilst construction is undertaken, particularly in relation to surrounding residents with mobility issues. - Concern relating to the impact of the Proposed Development on local parking provision.	Manchester Metropolitan University has invested a significant amount of money into the improvement of All Saints Park, within a concurrent planning application. The University is actively seeking to increase the Park's utilisation levels by all members of the public. The Applicant has prepared a Construction Management and Phasing Plan that addresses the impact of the construction of the Proposed Development and it includes a Traffic Management Plan which discusses traffic arrangement of the Proposed Development during construction. The Proposed Development is a replacement facility to replace the extant library building. The active controlled parking zones will remain as existing around the University. There is a holistic approach to address potential impacts on amenity caused by the Proposed Development.

Themes	Comments Received	Response
Scale and Massing	Query over the justification of the height of the building and despite the recent built context in the surrounding vicinity, the need for a building of this height in this area.	A massing analysis of the area has been carried out to ensure that the Proposed Development is considered in the context of the surrounding buildings and key views, and it is within the Design and Access Statement prepared by Hawkins Brown. A Tall Building Evaluation is included within the Planning Statement prepared by Deloitte, submitted alongside this application. The Proposed Development has been sensitively designed and configured to ensure that the building is in-keeping with the surrounding built context along Oxford Road. The proposed library building will enhance the streetscape currently present at the University campus and is wholly compliant with Historic England's Guidance on Tall Buildings.
Overshadowing	Concern relating to the blocking of sunlight from All Saints Park.	A Daylight, Sunlight and Overshadowing Report has been prepared by Buro Happold Hill as part of this application. The report has assessed the impact of the proposals on the most relevant sensitive receptors which are the nearby residential developments to the East of the Site along Oxford Road, and the student accommodation located to south-west along Higher Chatham Street and Higher Cambridge Street. The report adopts the provisions set out in the Building Research Establishment ("BRE") design guidance Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice, which is recognised as the industry standard, technically robust, methodology for appraising daylight and sunlight amenity impact in the built environment. This sets out three key measures set out within the BRE guidance: Vertical Sky Component (NSL), No Sky Line (NSL), and Annual Probable Sunlight Hours (APSH).

Themes	Comments Received	Response
		The report has also considered the impact that the proposed development will have on public amenity space within the vicinity of the Site. The report concludes that there will be no significant impact on the levels of daylight and sunlight access for the adjacent buildings and external amenity areas and there will therefore be no negative impacts on the surrounding context of the Site.
Wind	Concern relating to Oxford Road becoming a wind tunnel due to the presence of another tall building along Oxford Road.	A Wind Microclimate Report has been undertaken by Buro Happold to assess the wind impacts of the development onto the surrounding area. The assessment considers the cumulative effects and highlights that there will be no adverse effect on the pedestrian comfort or safety conditions of the surrounding area.
Noise	- Concerns relating to noise impact to adjacent occupiers and suggestion to maintain contact with adjacent occupiers throughout construction period. - Concerns around internal noise levels if all open plan design. Suggestion to have soundproofed areas as well. - Concern over the practicality of using bookshelves as noise mitigation measures to reduce internal noise within Proposed Development.	An Acoustic and Vibration Assessment has been prepared by Buro Happold in support of this application. The report sets out that internal acoustic conditions in line with national and local policy guidance can be achieved through suitable façade sound insulation.
Congestion	Comments regarding the level of disruption to roads as a result of the Proposed Development and pedestrianisation works currently being undertaken at All Saints Park.	A Sustainable Travel Plan has been prepared by the University, which sets out the measures taken to decarbonise travel, reduce local congestions and air pollution levels and to support safe travel and encourage greater uptake in sustainable and active travel choices for students and employees.

Themes	Comments Received	Response
	Concerns about the pedestrian traffic caused by the Proposed Development, referencing the current 'pinch-points' when people try to enter the current library building.	Three entrances are proposed at the Proposed Development - one opposite All Saints Park, one on Oxford Road, and one to the north, facing Mancunian Way - in contrast to the one entrance to the current library building. This will help to ease the pressure on the current main entrance and reduce concentrated pedestrian traffic.
Building Management	- Positive comments about food disposal system within Proposed Development and how it will be useful for students working overnight. - Comments relating to the sanitation of furniture during occupation.	The Applicant has prepared a Management Strategy submitted with this Application. The Strategy covers areas like opening hours, campus security and library staffing, secured access, and CCTV arrangement of the Proposed Development. Sanitation of furniture is an operating matter and not a planning matter. This will be picked up through the future management of the building.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The Proposed Development forms a key part of the wider Manchester Metropolitan University estate. The engagement strategy has focussed on a wide range of consultees including residents, nearby landowners and occupiers.
- 4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, members of the public, local businesses, Ward Councillors, Greater Manchester Police, other Statutory and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.3. Feedback was received from the local community during the consultation period and the main issues raised have been directly addressed within this Statement and where relevant have been incorporated into the final proposals. The Proposed Development will support the ongoing economic development and physical regeneration of the wider Manchester Metropolitan University estate.
- 4.4. Moving forward with the project, the Applicant is committed to ensuring continued engagement as part of the formal statutory planning consultation on the planning application, as managed by the Local Planning Authority. Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.



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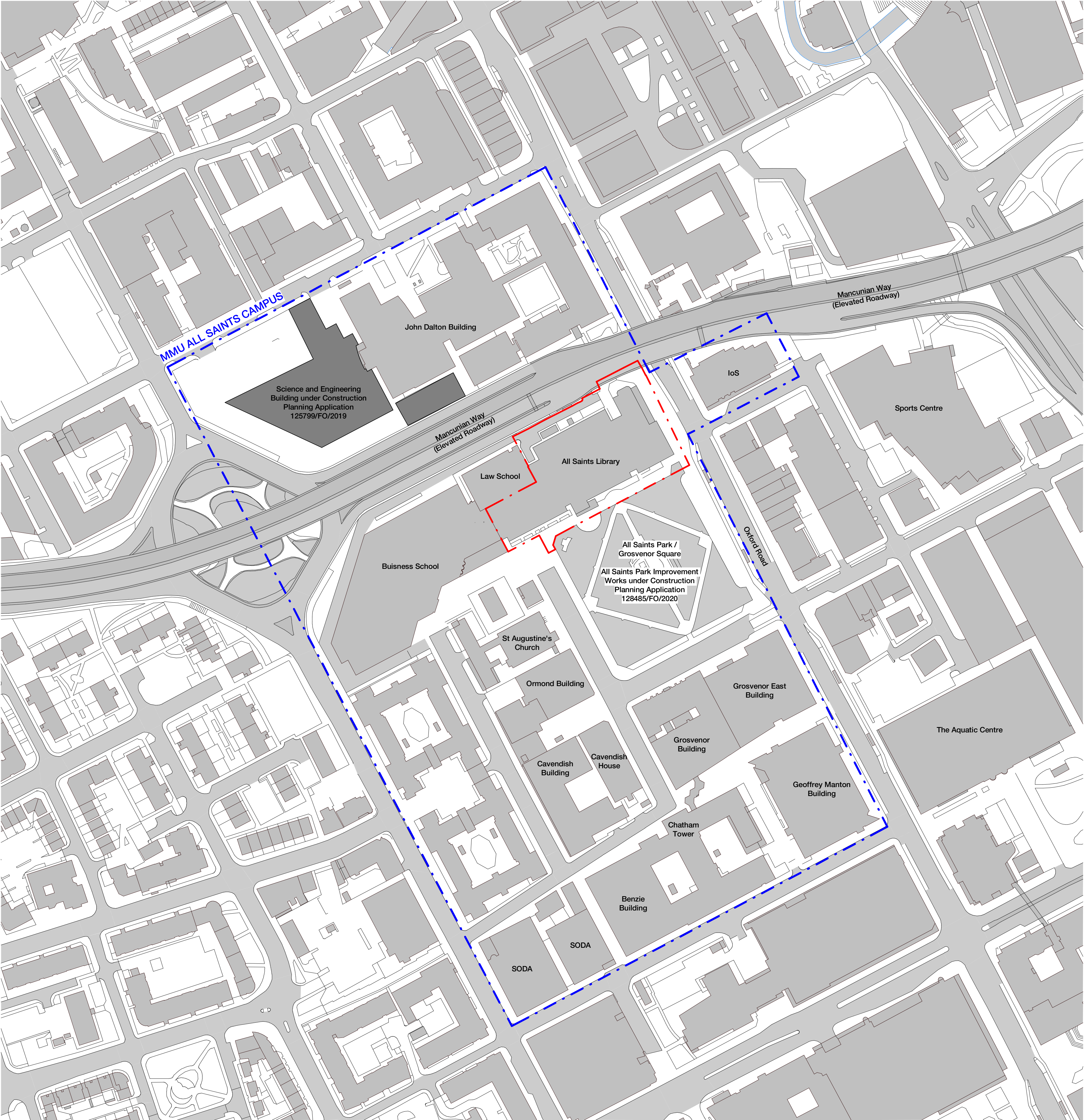
The information contained within this report is provided to assist [the Applicant] with this Planning Application. The report makes use of a range of third party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

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Appendix 1



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Planning Issue - For Review	20.10.23
P02	Planning Submission	27.10.23

- KEY:
- Boundary of Planning Application
 - MMU All Saints Campus

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Hawkins\Brown
schmidt hammer lassen architects

Project
The Library Transformation Project
All Saints Campus
Manchester, M15 6BH

Drawing
Site Location Plan

Scale @ A1
1 : 1250

Date
20.10.23

Drawn By
PS

Checked By
PD

Job Number
220159

Status
S2

Purpose of Issue
For Planning

Drawing No.
1044B-HBA-YY-XX-DR-A-080010

Rev
P02

Appendix 2



As part of our Road to 2030 strategy and our core goals of delivering excellent education and research with impact, Manchester Metropolitan University is looking at a future vision of how we deliver library services.

We are currently exploring an option around developing a new, landmark library building to replace the existing All Saints Building on our campus. The provision of an impressive and functional library space will support our wider estate strategy, continuing to transform the campus and creating a vibrant, welcoming, safe and secure environment.



View from All Saints Park

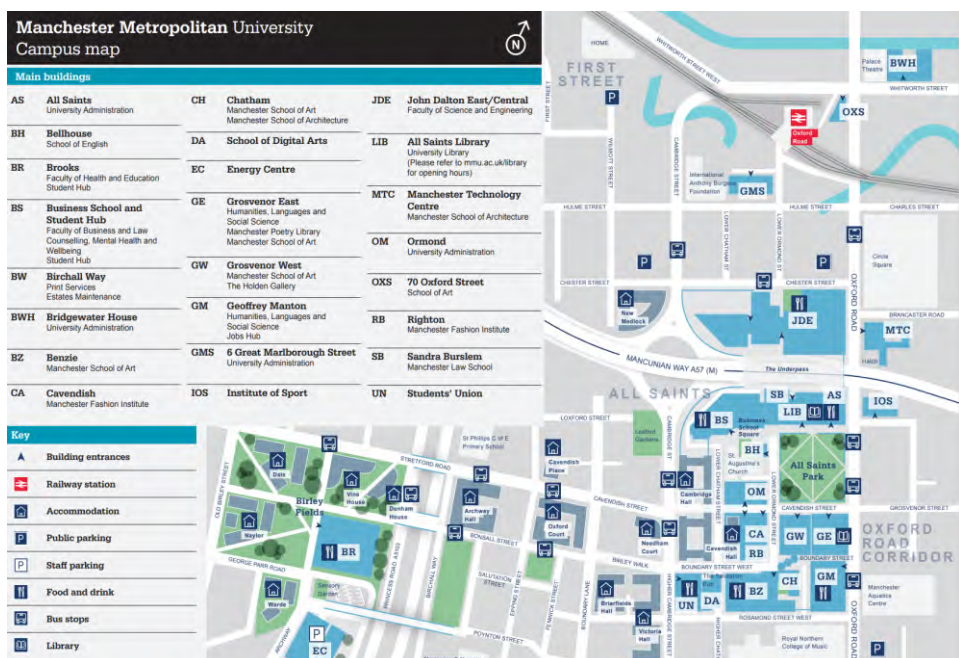
Have Your Say

As a resident or business within the vicinity of the site, we'd love to hear your views on our proposals as we continue to refine these plans before applying for planning permission. The consultation for the planning application will be open from 5th June until 23rd June 2023. You can provide feedback or request further information by emailing ukdeloitteconsultation@deloitte.co.uk

In addition, the University will also be holding in person drop-in sessions. These sessions are open to all and will be an opportunity to learn more about the proposals, talk to members of the project team and provide feedback on the plans. The sessions will be held between 1pm and 6pm on Monday 5th June and Tuesday 6th June. They will be held in The Library Lounge, All Saints Library, All Saints, Manchester Metropolitan University, Manchester, M15 6BH.

Feedback received will be reviewed and used by the design team to finalise the proposals in advance of the submission of a planning application, in autumn 2023. The intention is to start on site in Spring 2024 to enable full completion by 2029. Your feedback is important to us and we look forward to hearing from you.

Location of drop-in sessions – Library, All Saints Building



Appendix 3



All Saints Park

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Appendix 4



View from Oxford Road

Library Transformation Project

We are now shaping a future vision for our library and cultural services, with proposals to develop a landmark new building to replace the existing library on All Saints Square.

This project is core to our strategy of delivering excellent education for our students and research which makes a positive impact on the world we live in and benefits our wider communities.

Our Board of Governors has approved an outline business case developed with colleagues in our Library and Cultural Services and several other teams. Now we are keen to hear the views of all colleagues, students and our neighbours.

The proposed library design will deliver an iconic building at the heart of our campus, creating a new gateway to the University. Our vision is to create a dynamic and active learning environment which redefines the role of the library for the modern 21st century university and puts the experience of students and colleagues at its heart.

We aim to apply for planning permission this autumn before a full business case is submitted to our Board of Governors in spring 2024. We will also run a tender process with construction companies.

Work, if approved, is proposed to start in spring 2024 with full completion by 2029.

Before then, we will involve colleagues and students in shaping our plans. Look out for more information about how to get involved in the coming months.

Next Steps

When will a planning application be submitted to the Council?

Subject to the outcome of a range of consultations including today's event, we intend to submit the planning application in September 2023.

How do I send my comments on the proposals to the Council?

As part of this planning application, the Council will notify surrounding residents and businesses once the application has been submitted and validated. This will include details of how to send your comments on the proposals to the Council.

When will the works start?

If a planning application is approved, it is expected that works will commence in spring 2024 and complete by 2029.

All works will be managed by a strictly adhered to construction management plan which will ensure that impacts on local residents and businesses is kept to a minimum and there are open communication channels throughout the build.

Have your say

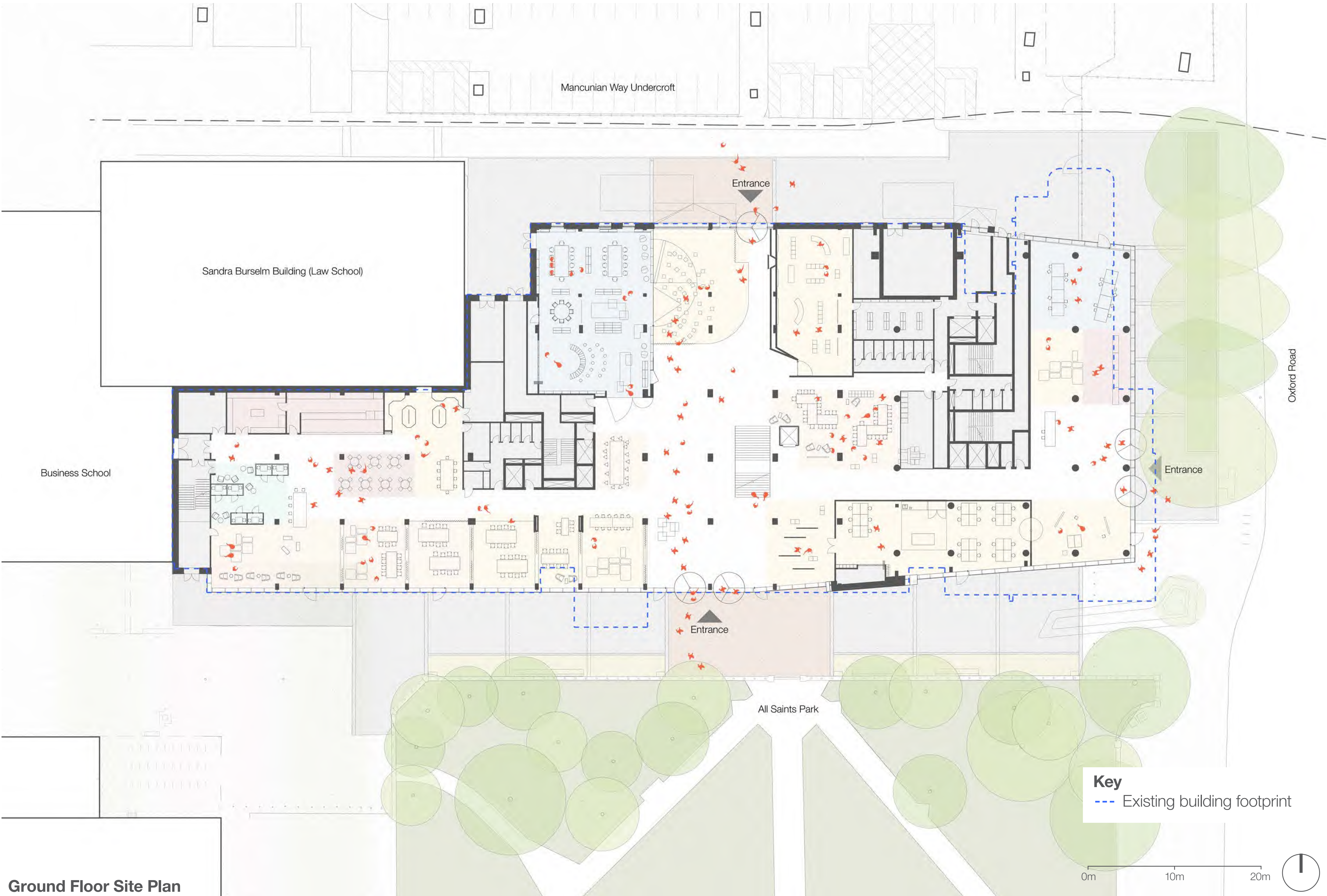
- Fill in one of our comments cards today, and hand it to a member of the project team
- Email us at ukdeloitteconsultation@deloitte.co.uk
- Write to us at; Library, Planning Team, Deloitte, Hanover Building, Corporation St, Manchester M4 4AH

Vision Statement





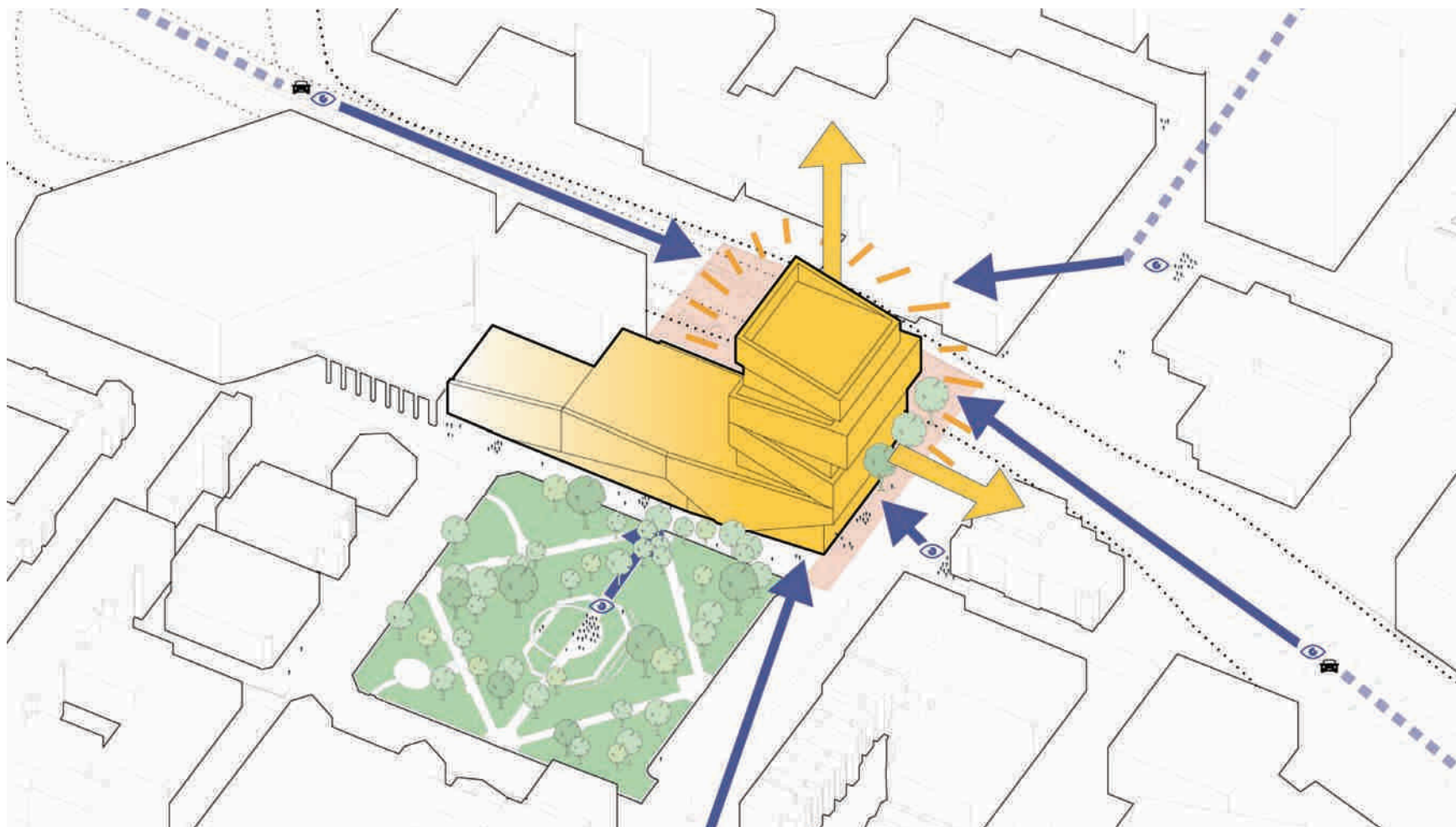
View of Library and All Saints Park



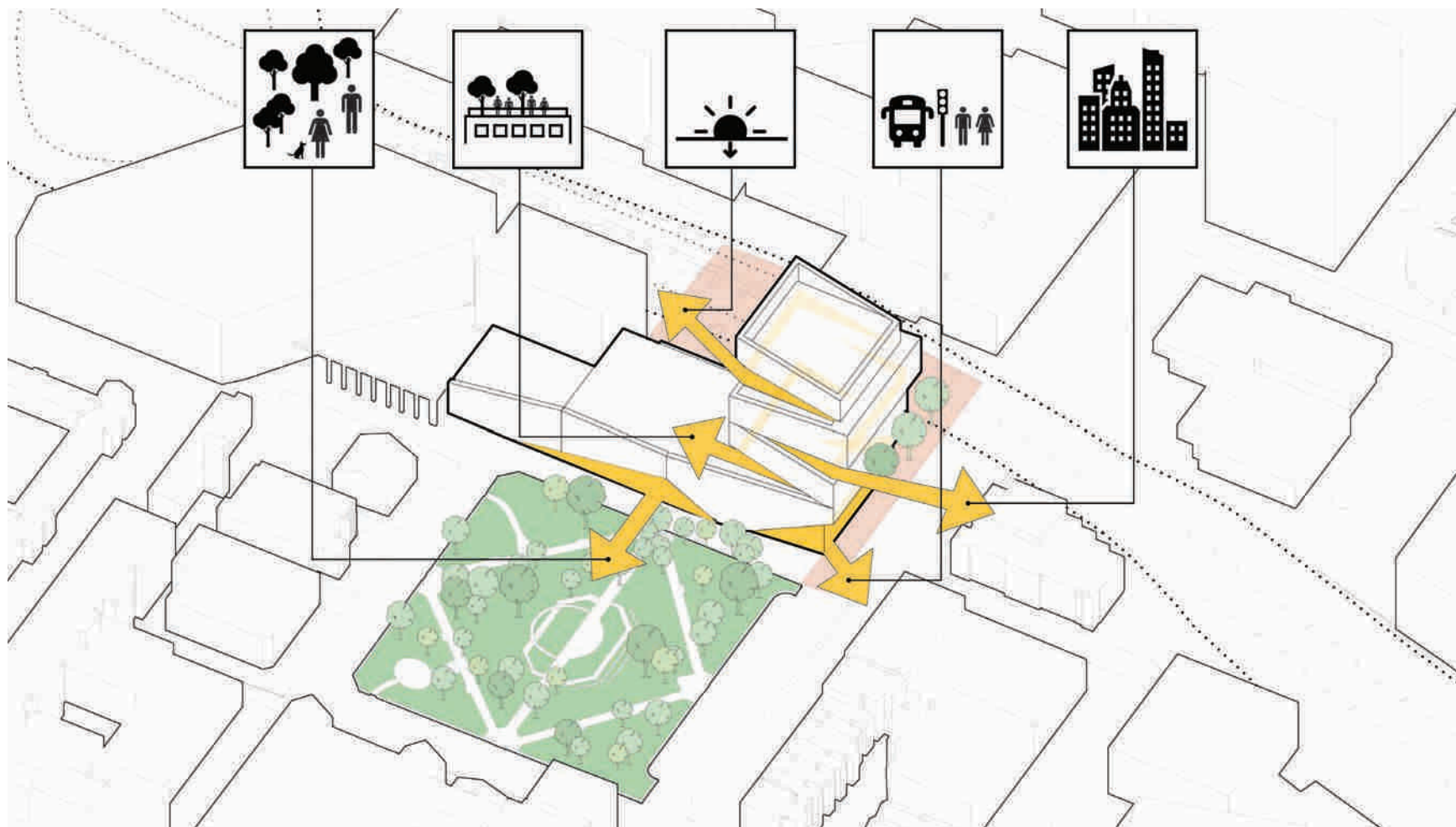
Ground Floor Site Plan



View from All Saints Park



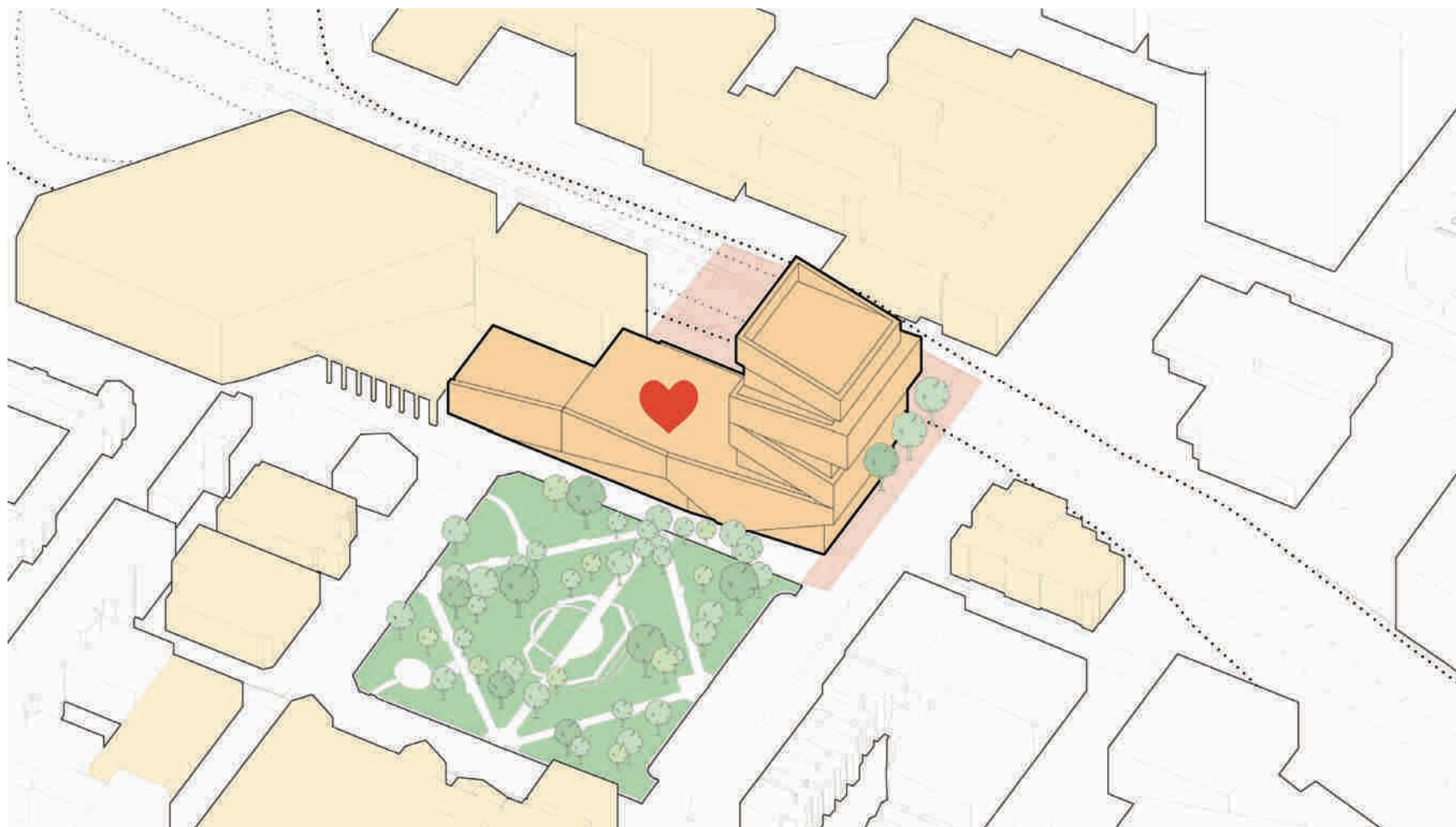
Beacon in Manchester



360° Connection to city



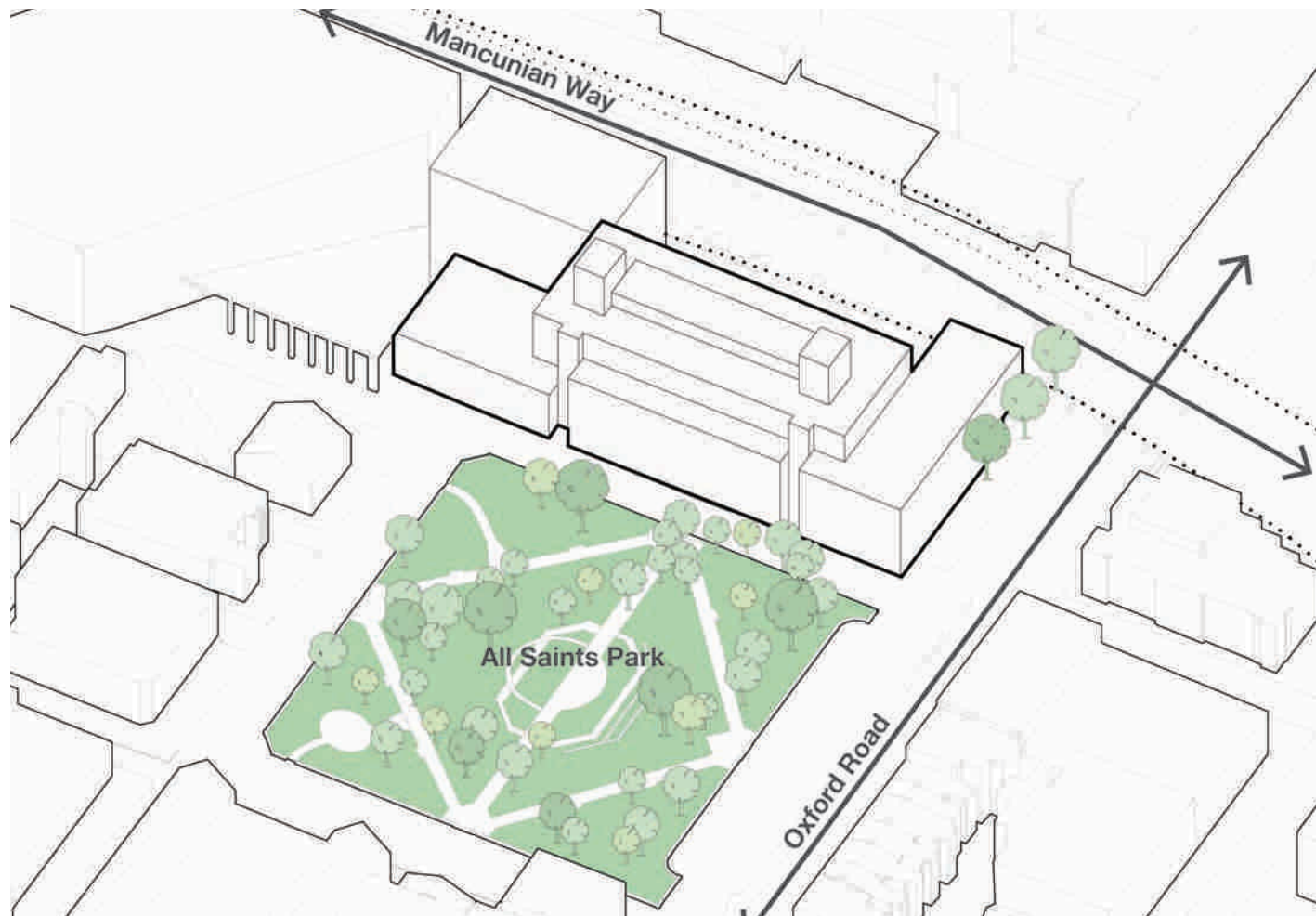
Green and wellbeing



Heart of the campus



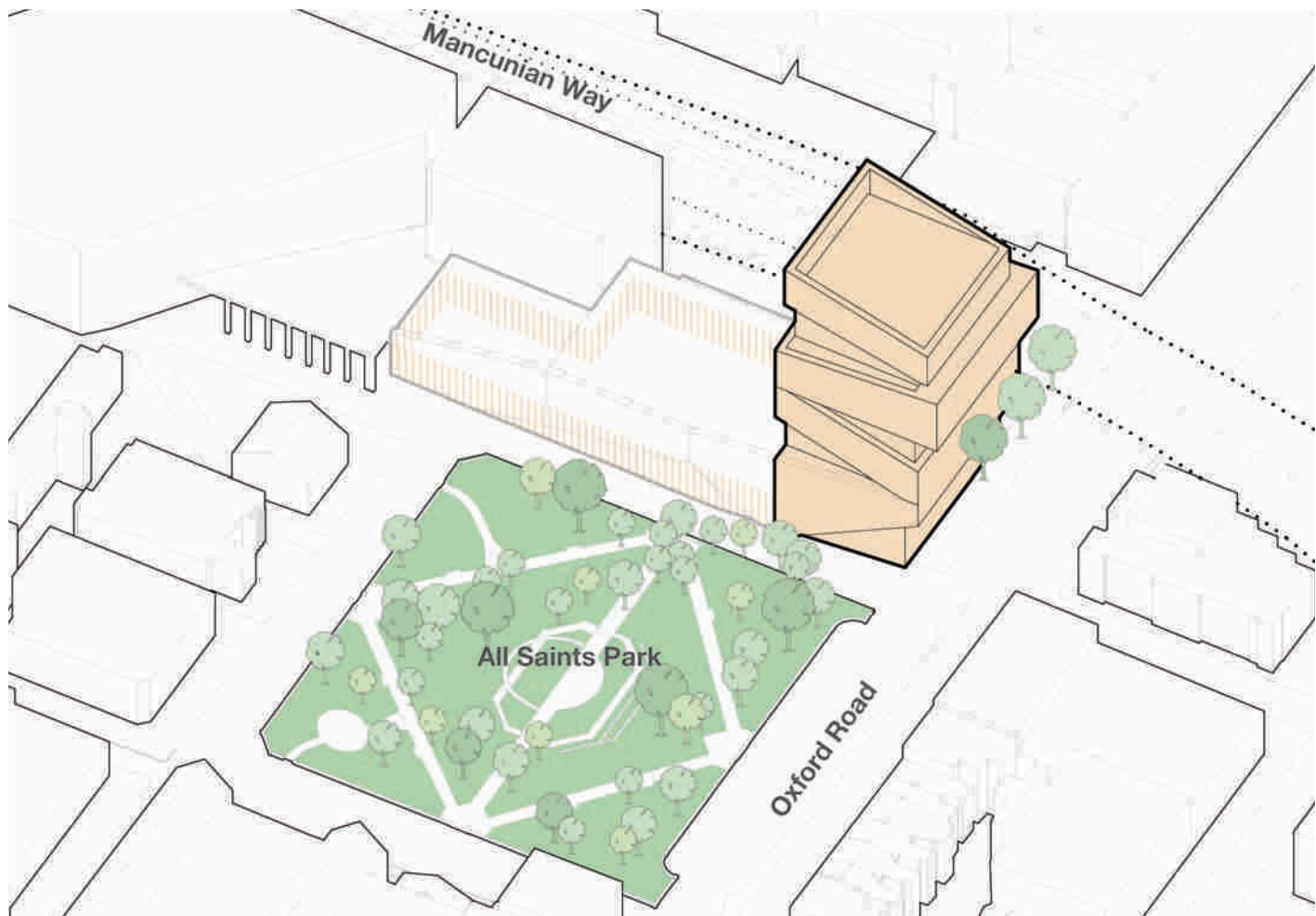
Oxford Road Entrance



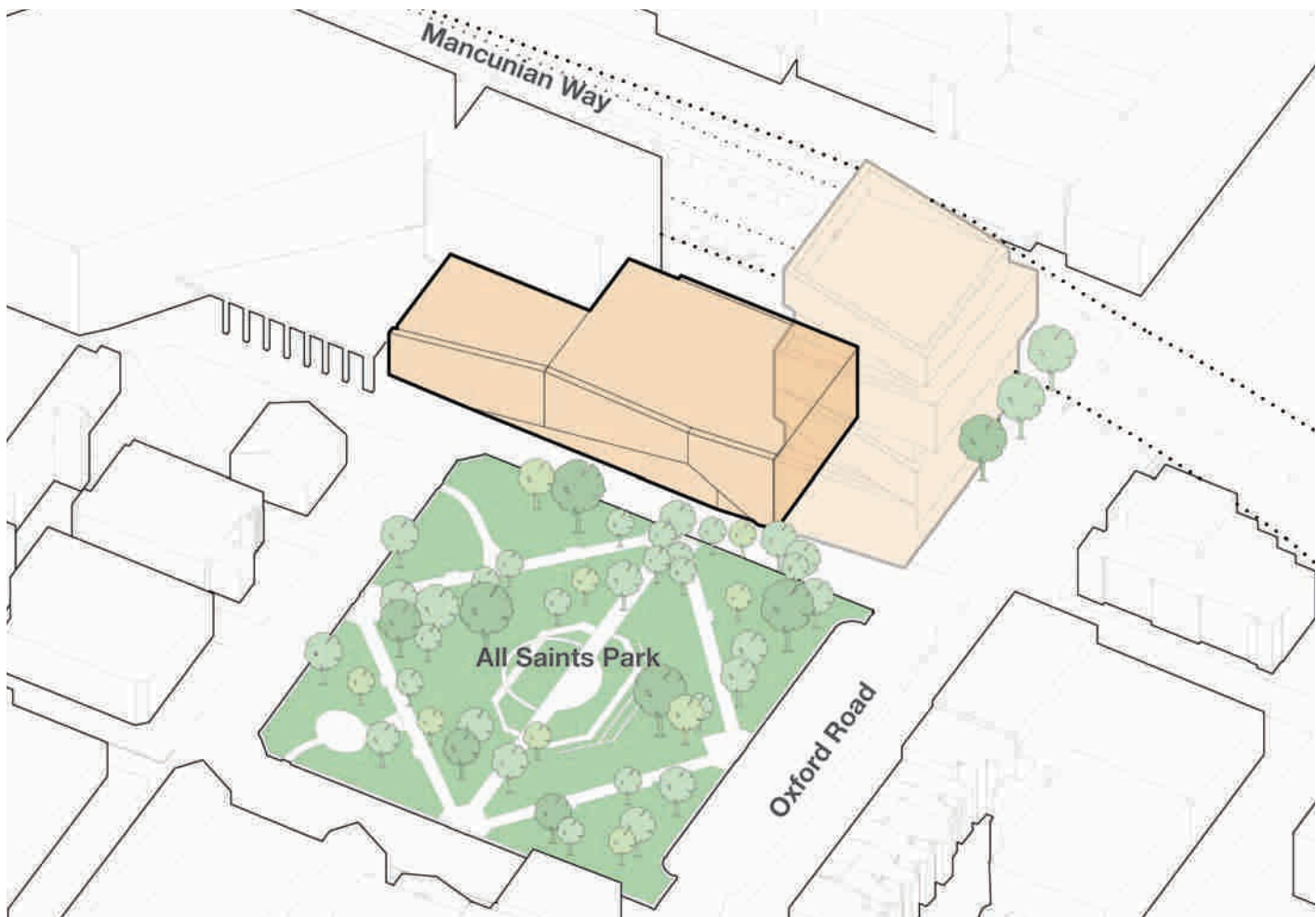
1. Existing building



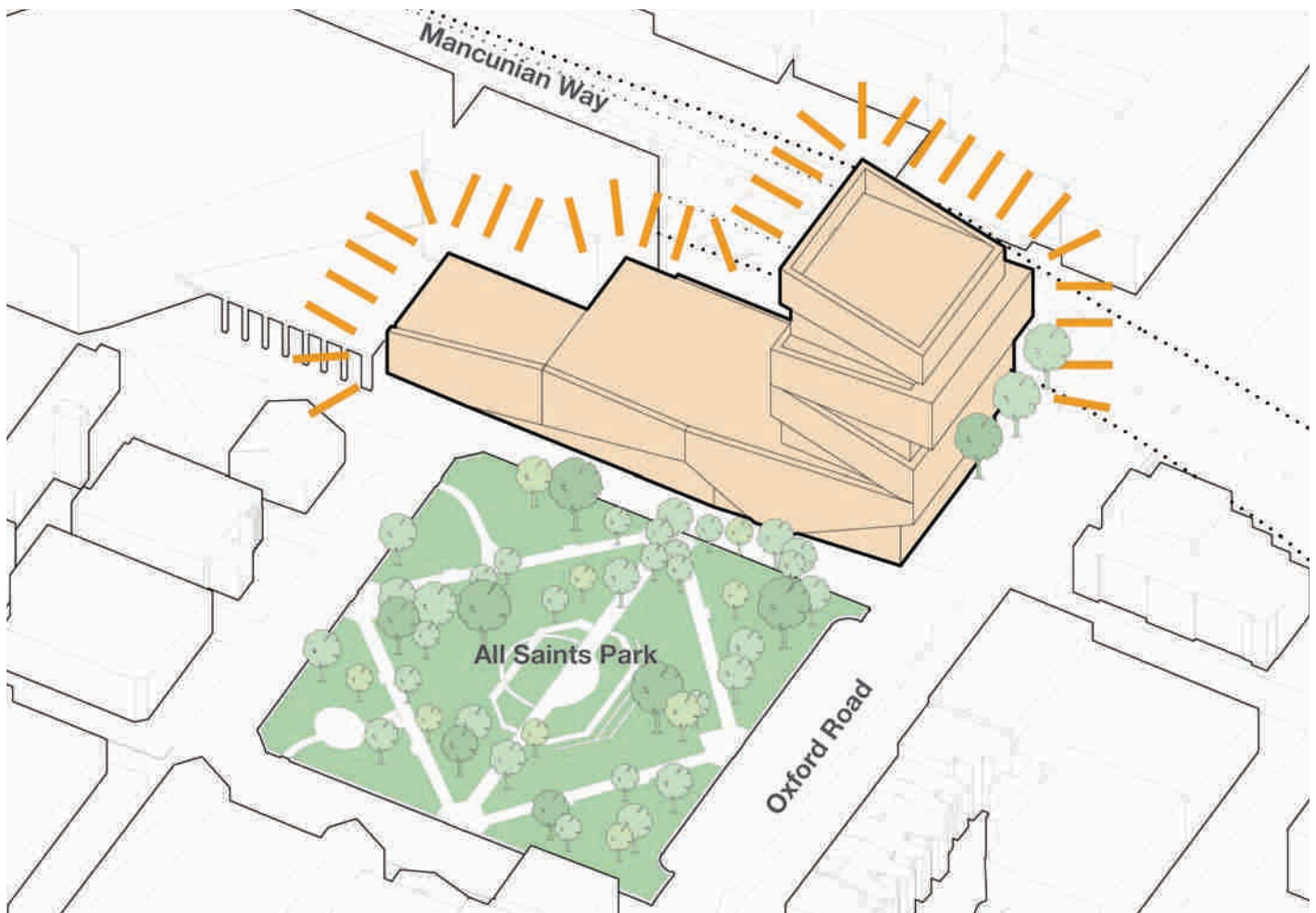
2. Partial demolition



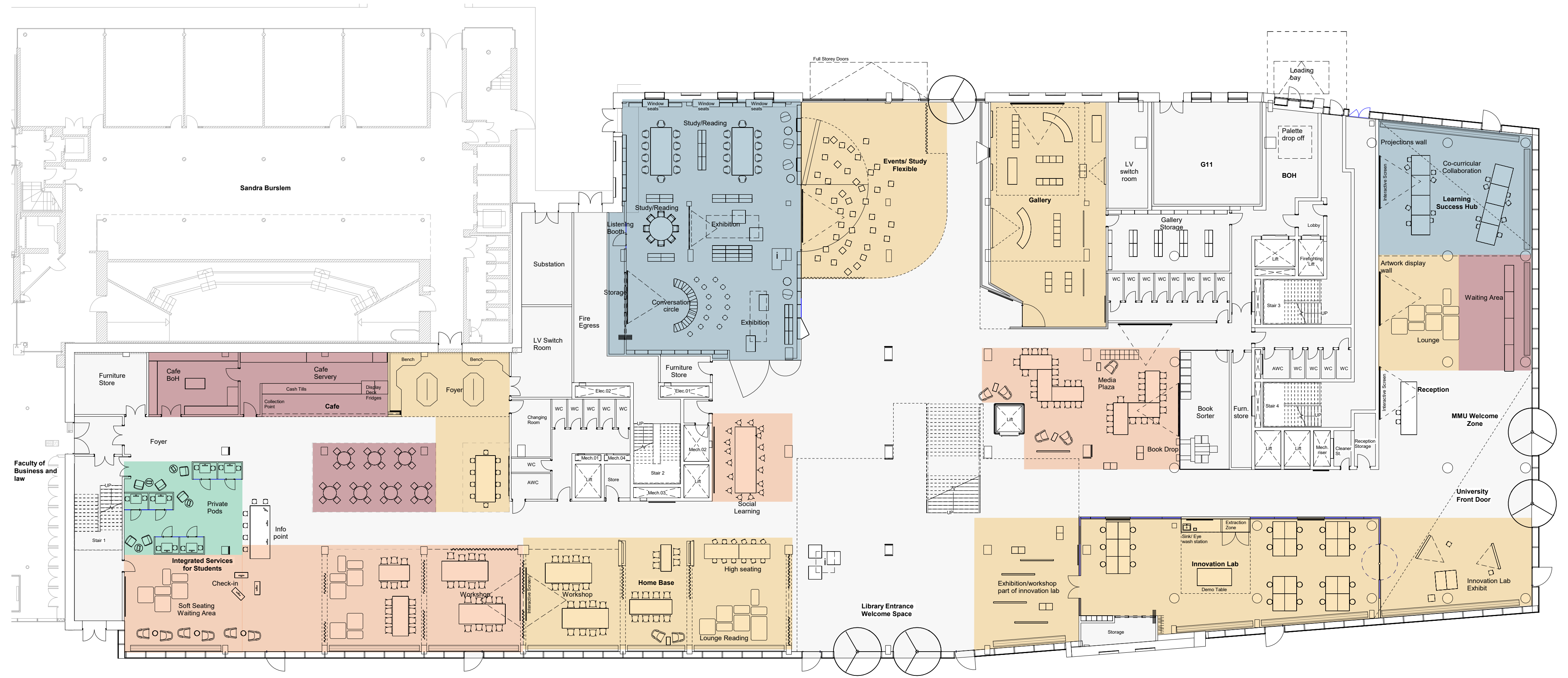
3. New building



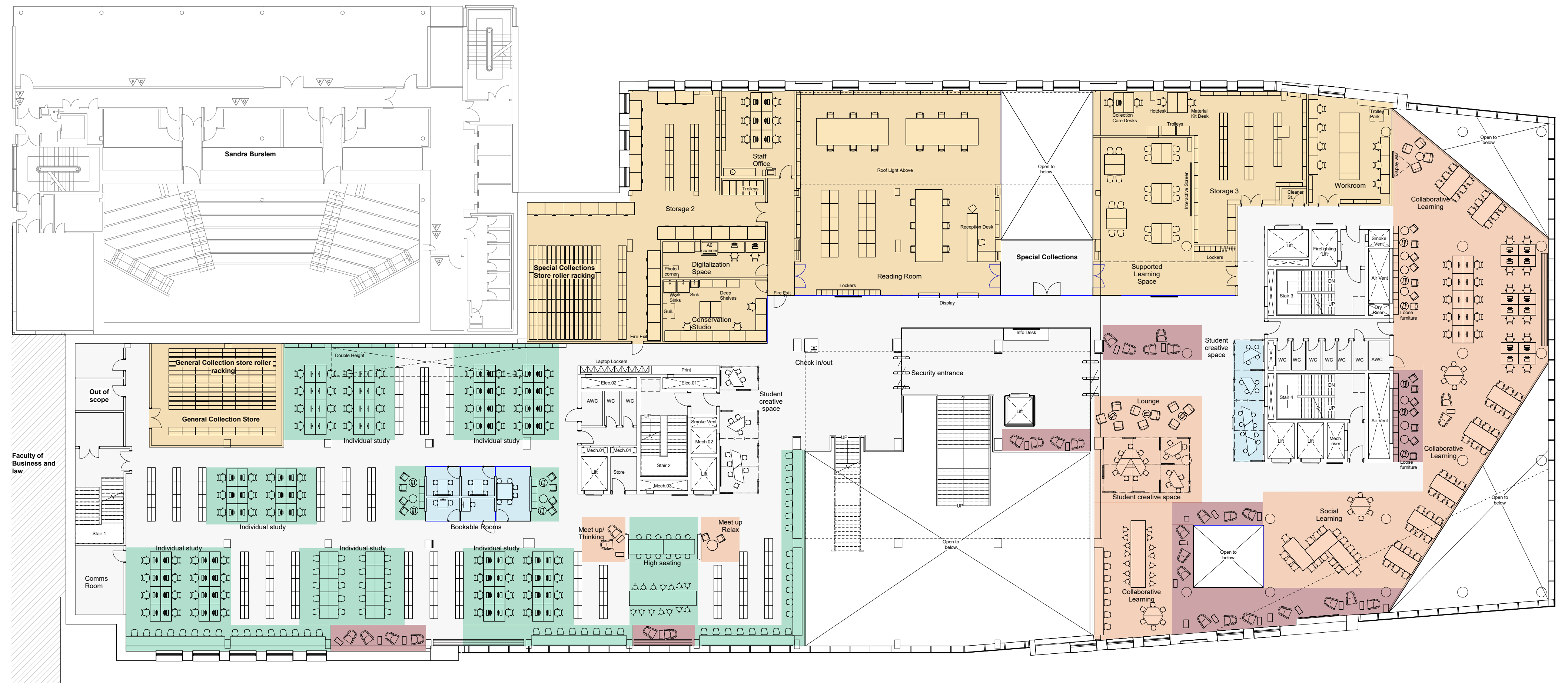
4. Refurbishment of existing



5. Complete



Ground Floor Zoning Plan

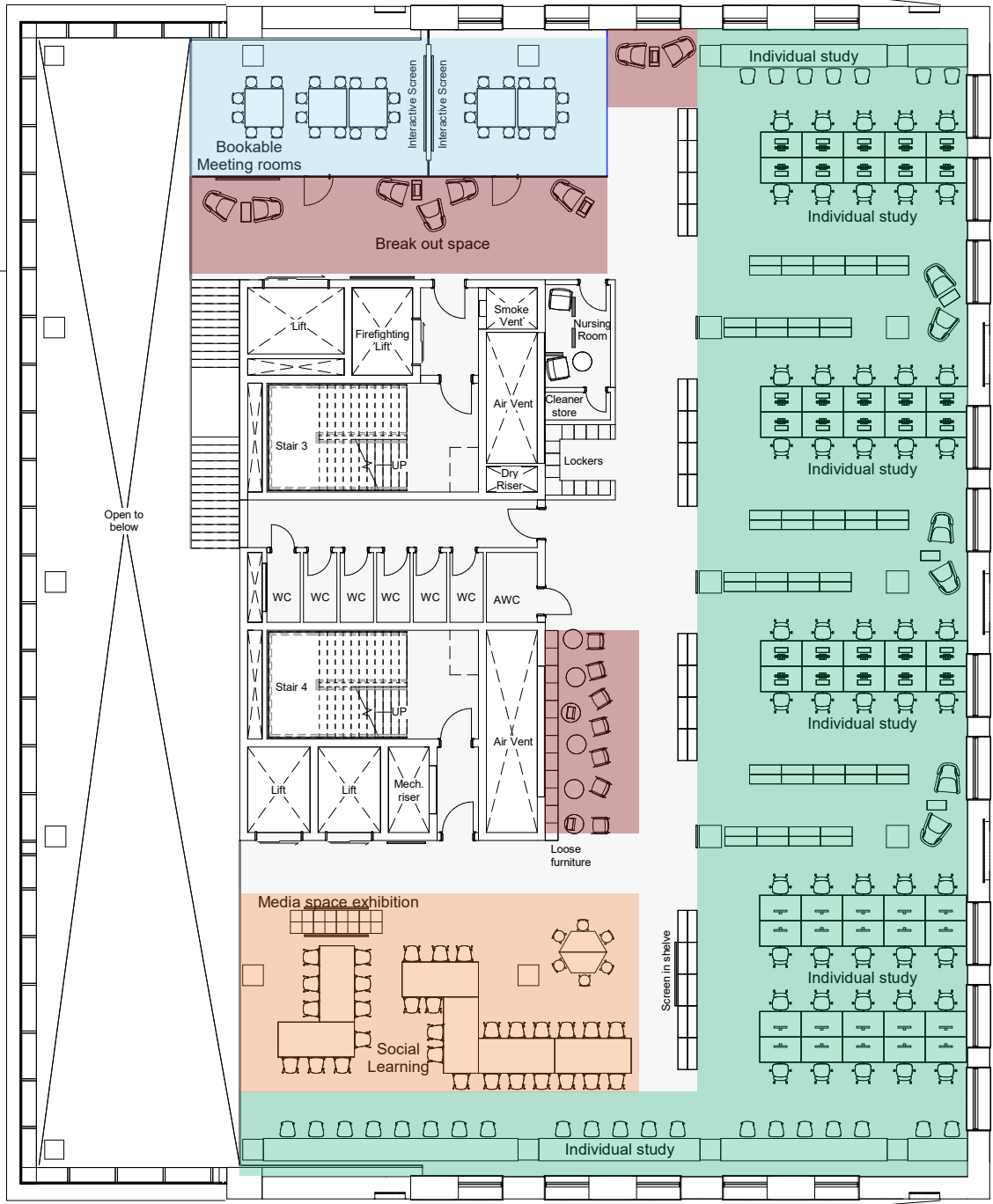


Level 1 Zoning Plan

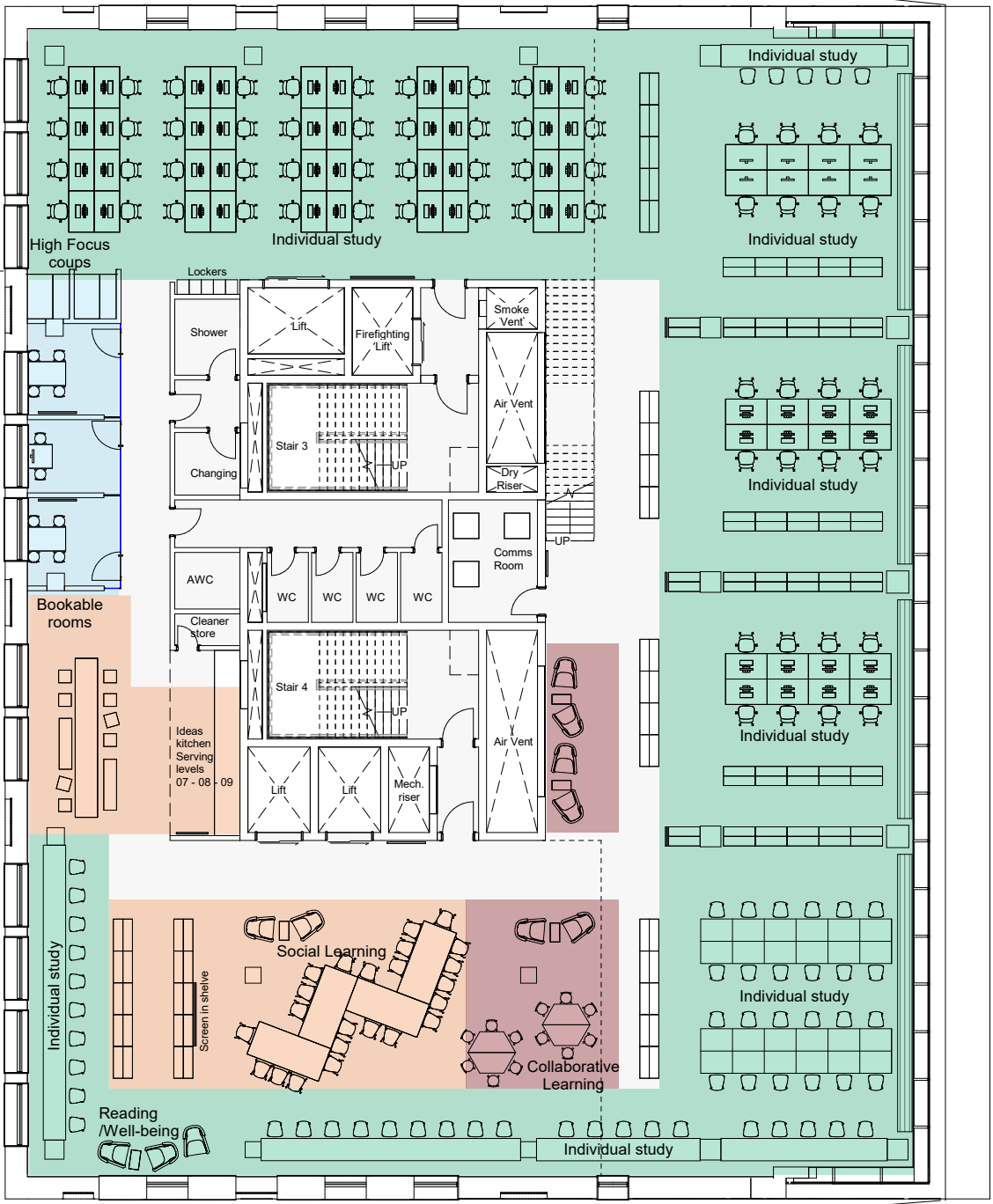
- Specialist**
Engaging spaces for specific tasks unique to the library
- Collaborative / Social**
Spaces to gather, meet and work together
- Individual / Quiet**
Open or enclosed spaces for focussed tasks
- Well-being**
A variety of spaces to relax / socialise / personal space
- Provocation**
Thought-provoking spaces for collective learning
- Bookable rooms**
Dedicated enclosed spaces for meeting / presenting



Ideas Kitchen



Typical Upper Floor Zoning Plan (Level 6)



Typical Upper Floor Zoning Plan (Level 7)

Specialist
Engaging spaces for specific tasks unique to the library

Collaborative / Social
Spaces to gather, meet and work together

Individual / Quiet
Open or enclosed spaces for focussed tasks

Well-being
A variety of spaces to relax / socialise / personal space

Provocation
Thought-provoking spaces for collective learning

Bookable rooms
Dedicated enclosed spaces for meeting / presenting