

27 October 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

Manchester Metropolitan University Library Transformation Project, Manchester – Full Planning Application

Please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the redevelopment of Manchester Metropolitan University Library ('the Site').

The Site measures approximately 0.7 ha, and is bound by Oxford Road to the east, All Saints Park to the South, the Manchester Metropolitan University ('MMU') Business and Law School to the west and the elevated Mancunian Way directly to the north.

The Applicant is Manchester Metropolitan University.

Description of Development

A Full Planning Application is being submitted for an educational-led library development off Oxford Road in Manchester City Centre.

The Proposed Development is described as follows:

"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, access and servicing arrangements and other associated works".

Application Documentation

This Covering Letter should be read in conjunction with the following documents submitted with this Application:

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Table 1.1 Planning Application Documentation

Document	Prepared By
Location Plan	Hawkins Brown
Existing Site Plan and Elevations	Hawkins Brown
Planning Application Drawings – Proposed Plans, Elevations and Sections	Hawkins Brown
Phasing Plan	Hawkins Brown
Landscape Plans	Hawkins Brown
Design and Access Statement	Hawkins Brown, Schmidt Hammer Lassen
Accommodation and Drawing Schedules	Hawkins Brown
Application Forms and Notices	Deloitte
Statement of Consultation	Deloitte
Planning Statement (inc. Green and Blue Infrastructure Statement)	Deloitte
Heritage Statement	Deloitte
Landscaping Management Plan, Design Statement and Drawings	Planit
CGI Views	Planit
Ecological Assessment	Planit
Archaeological Confirmation Letter	Greater Manchester Archaeological Advisory Service
TV Reception Survey	G-Tech
Crime Impact Statement (CIS)	GMP
Noise and Vibration Acoustic Assessment	Buro Happold
Ground Conditions	Buro Happold
Ventilation Strategy	Buro Happold

Document	Prepared By
Daylight and Sunlight Desktop Assessment, including Solar Glare	Buro Happold
Environmental Standards and Energy Statement, including Embodied Carbon Assessment	Buro Happold
Transport Statement	Buro Happold
Sustainable Travel Plan Framework	MMU
Local Labour Agreement	MMU
Management Strategy	MMU
Waste Management and Servicing Strategy	MMU
Flood Risk Assessment and Drainage Strategy	Buro Happold

Table 1.2 Environmental Statement Documentation

Document	Prepared By
Introductory Chapters, Methodology, Description of Proposals and Design Evolution	Deloitte
Construction Phasing and Methodology	AA Projects and MMU
Climate Change Statement (GHG)	Buro Happold
Townscape and Visual Impact Assessment	Planit
Wind Microclimate	Buro Happold
Summary of Residual Effects, Cumulative Effects, Technical Chapters and Non-Technical Summary	All

Application Fee

The Application has been submitted via the Planning Portal (Ref. PP-12528390). Payment of the planning application fee in the sum of £59,355.00 (inc. VAT) has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee.

I look forward to written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk) and Eleanor Scrafton (0161 455 8598 / escrafton@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP
Encl.