



**Manchester Metropolitan University Library
Transformation Project, Manchester
Planning and Tall Building Statement**

October 2023

Contents

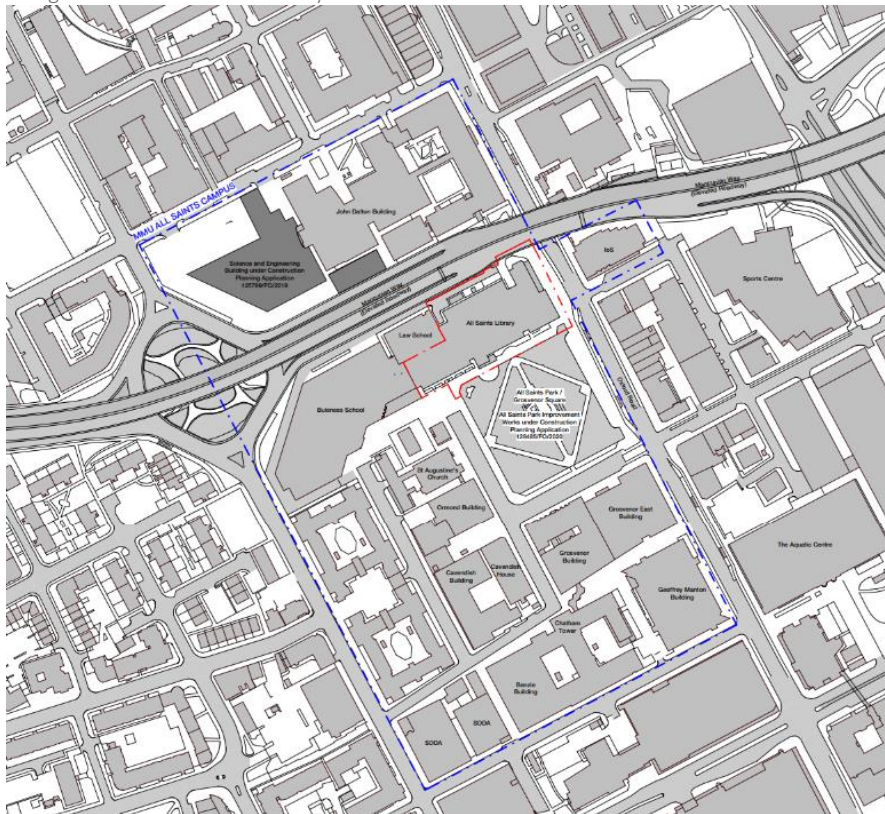
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1 Introduction

Introduction

- 1.1 This Planning and Tall Building Statement accompanies an application for Full Planning Permission for an educational-led library development on behalf of the Applicant, Manchester Metropolitan University.
- 1.2 The application proposals are located within Manchester Metropolitan University's All Saints Campus in Manchester City Centre. The Site extends to c.0.7 ha. and 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 ("the Site").
- 1.3 Figure 1.1 below defines the application site boundary in red, and the All Saints Campus in blue.
- 1.4 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 four year phased programme of refurbishment and construction.

Figure 1.1– Red Line Boundary Plan



The Proposed Development

- 1.5 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. 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.
- 1.6 The combination of research institutions and businesses means that the Oxford Road Corridor acts as key driver of research and innovation and has supported accelerated growth in high added value growth in

sectors such as Creative and Digital, Health, Science, and Innovation, as well as Advanced Materials and Engineering. This in turn has supported increased economic diversification in Manchester's economy.

- 1.7 Importantly, strategies for the area 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.
- 1.8 Against this context, the plans to transform the existing All Saints Library building represent the latest phase of the University's estate transformation. It 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.
- 1.9 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.
- 1.10 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.
- 1.11 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.
- 1.12 The proposed library design was carefully selected and 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.
- 1.13 The proposed overall quantum of development is set out within Table 1.1.

Table 1.1: Development Proposals

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.

- 1.14 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).
- 1.15 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.
- 1.16 The existing level six structure will be demolished, and a roof terrace formed at level five.
- 1.17 A new façade will wrap around, and visually integrate, the existing and proposed buildings.
- 1.18 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.

- 1.19 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.
- 1.20 In the submitted Design and Access Statement prepared by Hawkins Brown and Schmidt Hammer Lassen (SHL), 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.
- 1.21 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)
- 1.22 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

- 1.23 The proposals have been subject to pre-application engagement with a range of stakeholders. Further details are provided in the Statement of Consultation submitted as part of the planning application.
- 1.24 Six meetings have been held with senior officers within Manchester City Council's ('MCC') planning department. These meetings have allowed the project team to present the proposals and receive feedback from MCC throughout the design process.
- 1.25 Other stakeholders who were consulted include Greater Manchester Police, University stakeholders, local communities, and the general public as well as adjoining landowners and occupiers.

Application Submission

- 1.26 The application is supported by an Environmental Impact Assessment (EIA), prepared in line with a formal EIA Scoping Opinion received from Manchester City Council on 11 October 2023. The topic areas covered in this regard are wind, townscape, and climate change. The EIA comprises the following documents:
 - Volume 1
 - Introduction, prepared by Deloitte.
 - EIA Methodology, prepared by Deloitte.
 - Site, Surroundings and Description of Proposals, prepared by Deloitte.
 - Alternatives and Design Evolution, prepared by Deloitte.
 - Construction Methodology, prepared by AA Projects and Manchester Metropolitan University.
 - Climate Change Statement (GHG), prepared by Buro Happold.
 - Townscape and Visual Impact Assessment, prepared by Planit.
 - Wind Microclimate, prepared by Buro Happold.
 - Summary of Residual Effects, prepared by Deloitte.
 - Type 1 Cumulative Effects, prepared by Deloitte.
 - Volume 2
 - Technical Chapters Appendices
 - Non-Technical Summary

1.27 In addition, the application is supported by the following documentation which have been compiled in line with Manchester City Council's validation requirements, as agreed via pre-application consultation with the Local Planning Authority (LPA):

- Planning application form, notices and ownership certificates, prepared by Deloitte.
- Accommodation and Drawing Schedules, prepared by Hawkins Brown.
- Site and location plans, prepared by Hawkins Brown.
- Existing and Proposed plans, prepared by Hawkins Brown.
- Design and Access Statement, prepared by Hawkins Brown and Schmidt Hammer Lassen.
- CGI Views, prepared by Planit.
- Statement of Consultation, prepared by Deloitte.
- Heritage Statement, prepared by Deloitte.
- Environmental Standards and Energy Statement, including Embodied Carbon Assessment, prepared by Buro Happold.
- Transport Statement, prepared by Buro Happold.
- Sustainable Travel Plan Framework, prepared by Manchester Metropolitan University.
- Ground Conditions, prepared by Buro Happold.
- Flood Risk and Drainage Assessment, prepared by Buro Happold.
- Noise and Vibration Acoustic Assessment, prepared by Buro Happold.
- Ventilation Strategy, prepared by Buro Happold.
- Daylight and Sunlight Desktop Assessment, including Solar Glare, prepared by Buro Happold.
- TV Reception Survey, prepared by G-Tech.
- Archaeological Confirmation Letter prepared by Greater Manchester Archaeological Advisory Service.
- Ecological Assessment and BNG note, prepared by Planit.
- Crime Impact Statement, prepared by Greater Manchester Police.
- Waste Management and Servicing Strategy, prepared by Manchester Metropolitan University.
- Management Strategy, prepared by Manchester Metropolitan University.
- Local Labour Agreement, prepared by Manchester Metropolitan University.

Structure of Statement

1.28 The remainder of the Statement is structured as follows:

- Section 2 – provides further information regarding the Site's strategic context.
- Section 3 – describes the Site's location and surroundings.
- Section 4 – describes the proposals.
- Section 5 – identifies the Development Plan and any material considerations.
- Section 6 – assesses the Proposed Development against the Development Plan and other material considerations.
- Section 7 - evaluates the proposals against relevant policy and guidance on tall buildings.
- Section 8 – summary and conclusions.

1.29 The following appendix is also included: Appendix A – Green and Blue Infrastructure Strategy.

2 Strategic Context

- 2.1 Manchester has seen unprecedented growth over the past two decades, with growth concentrated in the City Centre and surrounding wards. With a diverse population of close to 600,000 people, the City of Manchester is located at the heart of Greater Manchester, the largest conurbation outside of London. MCC projects that the City will be home to 627,000 residents by 2025.¹
- 2.2 Population growth in recent years has been particularly evident in a younger 20-24 and 25-39-years demographic, which is attracted to Manchester's lifestyle and increasing employment opportunities, and this in turn is driving further economic growth and enhanced productivity.
- 2.3 Manchester's economy continues to grow at a faster rate than the UK as a whole, with the City Centre as the economic growth engine for both Manchester and the wider region. It has seen a significant increase in development over the past year, building on the City's international reputation as a leading place to live, visit and do business. In 2018, Manchester's GVA per head of resident population was £41,177, compared to £28,729 for the UK average, and is an increase from £37,634 in 2016.²
- 2.4 Prospects for economic growth are closely tied to the ability to attract and retain the most talented individuals, underlining the importance of Manchester Metropolitan University and higher education more broadly in the City. It is therefore critical to focus efforts on improving the City Region's attractiveness as a location to live, study, work, invest and do business.
- 2.5 The Our Manchester Strategy: Forward to 2025 document identifies a clear vision for Manchester's future, where all residents can access and benefit from the opportunities created by the city's competitive, dynamic, sustainable, and fair economy. This draws on its distinctive strengths in science, advanced manufacturing, and culture, creative and digital businesses – cultivating and encouraging new ideas.

Manchester – A Growing City

- 2.6 Over a thirty-year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. MCC has driven the physical and economic renewal of the City Centre through the development and implementation of strategic frameworks for sustained regeneration, investment and service improvement to ensure that Manchester maintains its position as the nation's leading City Centre location. The success of this approach sees Manchester successfully compete as an international investment location and visitor destination today.
- 2.7 Manchester has experienced an exceptional increase in its population since the late 1990s and is the leading example in both Europe and the UK of a major urban centre reversing long-term population decline. While this level of population growth is exceptional, the City is still some way below its historical peak population of 766,311, achieved in 1931. New high quality and high-density development will allow Manchester to continue to increase its population without impinging on highly valued community and green space.
- 2.8 The Greater Manchester sub-region, which has a resident population of over 2.83 million and a combined Gross Value Added (GVA) of approximately £75 billion, accounts for around two fifth of the North West's economic output³. In 2021, almost one third of the £75 billion of GVA generated in Greater Manchester was produced in the City of Manchester⁴.
- 2.9 Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy. Manchester's economy is continuing to strengthen and diversify with strong high added

¹ MCC (2020) State of the City Report 2020

² Manchester City Council, State of the City Report 2020

³ Office for National Statistics, *Regional Gross Value Added (balanced) per head and income components tables (released 26 May 2021)*, <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/nominalregionalgrossvalueaddedbalancedperheadandincomecomponents>

⁴ Office for National Statistics, *ibid.*

value growth forecast in Science and Innovation, Creative and Digital, Advanced Manufacturing as well as Culture, Tourism, Sports and Leisure sectors. Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets.

- 2.10 Manchester is one of the fastest growing cities in Europe. GMFM-2019 shows GVA growing at 1.6% per year up to 2037. Total employment is forecast to grow at 0.6% per year in GM, equating to a net increase of 183,000 jobs between 2017 and 2037. Employment growth is largely driven by Business, Financial, and Professional Services - accounting for 45% of the net increase in the total number of jobs in GM up to 2037.⁵
- 2.11 Manchester's existing business base ensures that it is in prime position to attract such companies that benefit from one of the largest creative and digital clusters in the UK. This is particularly prevalent in the Technology, Media and Telecoms (TMT) industry as evidenced by the growth of MediaCityUK: UK, for example. In addition, the North West is headquarters to tech companies including boohoo, Booking.com, AO.com as well as privately owned The Hut Group, and one of the fastest growing fashion brands on the web, Pretty Little Thing. Amazon also has a large presence in Manchester and the Ministry of Justice have recently located within the NOMA area of Manchester in 2021⁶.

An Educated and Skilled Workforce

- 2.12 The Manchester City Region offers a high quality and growing workforce of some 7.2 million within an hour's commute of the City⁷. There is access to a pool of skilled people across a wide range of industries, and over 100,000 students in five Higher Education Institutions across Greater Manchester.⁸
- 2.13 A feature of the City's economy and its employment growth has been the ability to attract an international workforce from Europe and beyond. International migration has contributed to economic growth in both the high skilled occupations, such as health and digital, and also in the leisure and care economies. The residential property market has a considerable effect in making the City an attractive destination. Its success has seen an increased birth rate of international migrants' families, which has further contributed to employment growth and housing demand.
- 2.14 Manchester has one of the highest graduate retention rates of all UK cities. Over half of graduates stay to work in the city, compared with 29 per cent retention in Leeds and 31 per cent in Liverpool. It has the largest gain in graduates of all UK cities except London, showing the national and international educational role the city plays⁹.

Manchester Metropolitan University

Manchester Metropolitan University Growth Ambitions

- 2.15 The UK has suffered from a tumultuous few years as a result of the coronavirus pandemic, leaving students studying from their homes, and in around 6% - 7% of cases in 2019 and 2020, leaving university completely.
- 2.16 UCAS figures released in August 2023 show the proportion of 18 year olds in the UK population who gained a place in higher education has decreased slightly by 2.6 percentage points from the previous year (although it is understood that levels in 2022/2023 were higher than expected as more A Level Students met their offers). Therefore, the most recent figures should be viewed in both this context and against a longer term context of growth. Taking domestic, EU and international students together, almost half a million students (414,940) were accepted into UK higher education.
- 2.17 With around 38,000 students studying across 1,000 undergraduate, postgraduate, research, professional programmes, Manchester Metropolitan University is already one of the largest universities in the UK. The University continues to grow in line with its significant capital programme of investment and is targeting new markets internationally alongside domestic students. The University's ambitions as an institution seek

⁵ Greater Manchester Combined Authority, Greater Manchester Forecasting Model 2019 <https://www.greatermanchester-ca.gov.uk/media/4829/economic-forecasts-for-greater-manchester-accessible-version.docx>

⁶ Savills, *Market in Minutes: Manchester Offices* (May 2021) <https://pdf.euro.savills.co.uk/uk/office-reports/market-in-minutes-manchester-offices-spring-2021.pdf>

⁷ Invest in Manchester, *Workforce*, <https://www.investinmanchester.com/why-manchester/workforce>.

⁸ Invest in Manchester, *Universities in Manchester*, <https://www.investinmanchester.com/why-manchester/education>.

⁹ McDonald 2019, *Centre for Cities: Manchester*

to meet the consistent demand for student spaces and is outlined in the overarching Strategy document (July 2017). The plan aims to maximise the University's impacts at a local level, as well as its reputation nationally and internationally.

- 2.18 The headline objectives for the University include; a top 10 ranking in the Shanghai Jiao Tong Global Research Quality Index by 2025; and a top 3 ranking in the UK Research Excellence Framework thereafter.
- 2.19 Manchester Metropolitan University also has a global ambition, which focuses on building purposeful collaborations that benefit students, research and the City Region. This includes cultivating multiple relationships and partnership which creates opportunities for students, drives business productivity and innovation, and promotes research and knowledge transfer.

Manchester Metropolitan Estates Strategy 2022 ¹⁰

- 2.20 Manchester Metropolitan University plans to overhaul its image and reputation, to attract high quality students, staff and research investment. The university's strategy to 2030 centres around ambition, community, place, partnership and sustainability. The core goals to provide excellent education and research are underpinned by strategies to enable the step-change in the University's profile.
- 2.21 The University will target investment at its disciplinary strengths to develop education and research that can influence policy, be widely recognised and push their core industries of Business and Law, Arts and Humanities, Science and Engineering, Health and Education forward. Through partnerships with business and government leaders regionally and nationally, the University aims to produce highly skilled students and drive research investment opportunities.
- 2.22 Building their reputation internationally, Manchester Metropolitan University targets a 50% increase in the number of international students by 2026 by internationalising the curriculum, providing a supportive environment for international students on campus and establishing partnerships with institutions globally.
- 2.23 Prioritising the recruitment of students from a diverse range of backgrounds, the University aims to double the degree apprenticeship and postgraduate taught population over the next 5 years.
- 2.24 The strategy outlines the requirement for the University to provide excellent learning spaces that are inspiring places to study, and an environment that encourages students to remain on campus in an education environment that supports independent learning. One of the key strategic investment requirements relates to; an "expanded library and student commons".
- 2.25 Delivering this new facility to improve the University's library and study facilities will help contribute towards providing high quality student and staff experience in what is an increasingly competitive sector. It is recognised that the student experience is an integral element of the overall experience of the University and more specifically a key facilitator of recruitment, progression, retention and student satisfaction.

Manchester Metropolitan Research and Knowledge Exchange Strategy (2017)

- 2.26 Manchester Metropolitan University's ambition is to be recognised externally as an institution that conducts research, innovation and knowledge exchange that is of high quality and generates significant impact. The Research and Knowledge Strategy considers continued improvements to its estate as progress towards providing modern, high-quality facilities appropriate to the respective area of research. The Proposed Development for would respond directly to the University's wider research objectives providing an extremely high quality learning and knowledge facility in the heart of the University campus.

Regeneration Context

- 2.27 The Site is a high profile, key arrival point into the southern part of the City Centre. It also sits at a pivotal location in the context of the City Centre's economic growth and regeneration strategies.

The Greater Manchester Strategy

- 2.28 The Greater Manchester Strategy sets out a very clear vision for the city-region. It states that:

"By 2040 Greater Manchester will be one of the world's leading city regions, reaping the benefits of sustainable and inclusive growth across a thriving Northern economy. It will be ever more self-reliant, connected, dynamic, inclusive, digitally-driven, productive, innovative and creative. A destination of choice to live, work, invest and visit, Greater

¹⁰ (Manchester Metropolitan University , 2022)

Manchester will be known for the high levels of happiness and quality of life our people enjoy. No one will be held back, and no one will be left behind: all will be able to contribute to and benefit fully from the continued success of Greater Manchester. “

- 2.29 The priorities set out within the Greater Manchester (GM) Strategy have been developed around the twin themes of ‘Strong People in GM’ and ‘GM: A Strong Place’.
- 2.30 The asset-based approach set out within the strategy underpins each of these themes. GM partners will drive growth and productivity by focusing on the things that GM is good at, and has the potential to be even better at: GM will invest in the conurbation’s key growth sectors and specialisms, highlight global market opportunities to promote those strengths, and GM will build on the diverse assets across the city-region to ensure that places become attractive environments in which to live, work and invest. The people of GM are the biggest asset, and the strategy recognises and builds on the strengths of residents, families and communities, providing high quality, integrated and effective public services to ensure that everyone can meet their full potential.
- 2.31 The GM Strategy provides the high level framework for action based on a robust evidence base and the results of public consultation. More detailed plans as identified below, have been developed and led by City Region-wide partnerships, and set out the specific actions, interventions and investment required to deliver the GM strategic priorities and achieve the GM vision.
- 2.32 The Greater Manchester Work and Skills Strategy, setting out the GM approach to delivering a work and skills system that meets the needs of GM employers and residents. It recognises the importance of the city’s concentration of science, research and innovation assets. The universities provide the largest concentration of excellence in health research nationally outside Southeast England. A key objective is continuing to invest to maintain world-class excellence and remain at the forefront of international developments, building on assets such as universities.
- 2.33 The Greater Manchester Investment Strategy, which supports the implementation of the GM Strategy through investment that supports business expansion and job creation primarily through loans that can be recycled to multiply and maximise the impact of investment.
- 2.34 The GM Internationalisation Strategy, setting out how GM will elevate their international trade and investment performance, attract and retain the international talent our economy needs, and make sure that GM maximises its international potential as a gateway to the North and supports the whole of the UK in achieving its post-Brexit ambitions.
- 2.35 Places for Everyone is a long-term joint development plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of these nine districts and will determine the kind of development that takes place in their boroughs, maximizing the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It will seek to ensure all new developments are sustainably integrated into Greater Manchester’s transport network or supported by new infrastructure. The draft Plan recognises the City’s reliance on the creation and application of knowledge and that the largest concentration of research activity is located with Corridor Manchester, with the largest single-site clinical-academic campus in Europe. The Plan outlines that the universities are a vital component of developing Greater Manchester as a globally important city region.
- 2.36 The Manchester Strategy 2016-2025 sets out a vision for Manchester to be in the top flight of world-class cities by 2025, when the City will:
- Have a competitive, dynamic and sustainable economy that draws on its distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas.
 - Possess highly skilled, enterprising and industrious people.
 - Be connected, internationally and within the UK.
 - Play its full part in limiting the impacts of climate change.
 - Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well.

- Be clean, attractive, culturally rich, outward-looking and welcoming.

Oxford Road Corridor Strategic Vision to 2025 and Corridor Strategic Spatial Framework

- 2.37 Corridor Manchester's strategic vision for 2025 sets out strong ambitions to be;
- 'Manchester's cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities'.*
- 2.38 The vision is underpinned by the March 2018 Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SRF boundary.
- 2.39 Oxford Road Corridor covers an area of 243-hectares running south from St Peter's Square, where it overlaps with the core of Manchester's Central Business District, to Whitworth Park along Oxford Road. The Oxford Road Corridor is home to an exceptional group of knowledge intensive organisations and businesses; 74,445 students¹ and a workforce of over 71,700 within one of Europe's fastest growing cities.
- 2.40 The area has an internationally significant combination of public and private sector partners committed to bringing forward new investment in academic excellence, research and commercialisation. It is a key driver of, and further opportunity for, accelerated high value added economic growth in the knowledge economy and therefore enhanced productivity for the City Region. It provides an estimated contribution of £3 billion GVA per annum, consistently accounting for 20% of Manchester's economic output over the last 5 years.
- 2.41 The presence and substantial investment programmes of major institutions including Manchester Metropolitan University, University of Manchester (UoM), Manchester University NHS Foundation Trust (MFT), the Royal Northern College of Music (RNCM) and Manchester Science Partnerships (MSP) combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities have already established this area as a special place.
- 2.42 The SSF identifies the Manchester Metropolitan University's All Saints and Birley Fields areas of the University campus as key transformational areas. Identified within the SSF, is an opportunity to capitalise on the location and proximity to other key transformation areas such as the Manchester Royal Infirmary and the Science Park, which can contribute to the regeneration of a significant portion of Manchester City Centre and create a redefined knowledge quarter.
- 2.43 The SSF identifies key principles which are important to achieving its strategic vision and among these is the need to showcase the world leading work and activities taking place within the Oxford Road Corridor. In addition, it identifies the need to maximise public realm and optimise opportunities for improving connectivity through well-planned and designed streetscape.
- 2.44 The clustering of existing institutions and businesses on the Oxford Road Corridor make it a primary location for Greater Manchester's future employment growth. Commercialisation of education and healthcare activities in conjunction with private sector partners will deliver high added value economic growth and employment in key sectors, such as science and technology, which will benefit the wider Greater Manchester economy and an important consideration is the finite quantum of land and therefore availability of space to grow within the Manchester Oxford Road Corridor, which is critical to the realisation of these objectives.
- 2.45 Alongside, Higher Education, Manchester's key assets include:
- Dynamic private sector – With a thriving private sector, the City is a leading business location and has been recognised as the best British city to locate a business after London in the recently published European Cities Monitor report. Sixty-five of the FTSE 100 companies now have a presence in the Manchester City Region, and approximately 40% of the North West's Top 500 companies are based here.
 - Accessibility - Manchester has continued to invest significantly in its transport infrastructure delivering major improvements in terms of accessibility to the regional centre. This effectively stretches and increases the capacity of its travel to work area, and therefore pool of labour, and enhances connectivity between businesses. It also makes the City Centre easier to get around and a better place in which to live. Significant investment has been made in the Metrolink network, including the

Manchester Airport link, which opened in 2015 and the Second City Crossing which opened in 2017. There is also good access to Manchester Piccadilly Station, Oxford Road Station and Deansgate Station.

- Mobile and skilled workforce - The City Region offers a high quality and growing workforce of some 7.2 million people within a one hour commute of the City . There is access to a pool of skilled people across a wide range of industries, and over 74,000 students in four universities across Greater Manchester . A feature of the City's economy and its employment growth has been the ability to attract an international workforce and students from Europe and beyond.
- Manchester International Airport – Manchester's Airport is the UK's third largest and the primary gateway for the north of England, serving over 200 destinations worldwide. Direct flights serve all of Europe's major cities and the airport provides long haul routes to North America, the Middle East, Asia and Australasia. At present the airport serves about 26 million passengers a year, forecast to rise to 40 million by 2040.
- A significant and growing culture, leisure, and tourism sector – The importance of culture, leisure and tourism to the Manchester economy is increasing, underlining the significance of the City's existing and growing asset base. Manchester's cultural, tourism and leisure sector continues to grow significantly, a feature of a serviced based high growth economy.
- Manchester: A Sport City – Manchester's pre-eminence in football is represented by the presence of two of the leading teams in England, Europe, and the world. Other major sports such as rugby league, rugby union and cricket have a significant presence across the conurbation.

Playing Our Part on Climate Change

- 2.46 Evidence of global temperature rises are now largely undisputed, resulting in the prospect of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 2.47 In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Board's (MCCB) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To become zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018 – 2100. This has been transposed from a global carbon budget which has been calculated as 'likely' to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year on year reduction in city wide CO₂ emissions from 2018 to achieve this carbon budget.
- 2.48 A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-2038 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.
- 2.49 Areas for Action in the draft Framework include generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.
- 2.50 On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue is an integral part of council decision-making – making sure that all key decisions are taken with the city's target of becoming zero-carbon by 2038 in mind. Whilst not formally translated into changes to planning policy yet, it further strengthens the emerging Manchester Zero Carbon Framework.

- 2.51 In conclusion, the strategic context for this project supports the provision of high-quality educational buildings with market-leading sustainable credentials, which are needed to support Manchester's growing education sector and broader inclusive growth agenda.

3 The Site and its Surroundings

3.1 This section describes the application site and its immediate surroundings.

The Site

3.2 A description of site and its location within the Oxford Road Corridor are provided within the introductory chapter to this document.

3.3 In relation to the relevant site context, for planning purposes, the surrounding area comprises low rise buildings to the east, on the opposite side of Oxford Road, which comprise of shops and commercial properties with residential properties above of approximately 2 to 3 storeys. To the south, All Saints Park provides public realm, surrounded by Manchester Metropolitan University Buildings, and St Augustine's Church. These buildings are varied in their scale, mass and height.

3.4 To the west, there are further University buildings and student accommodation. To the north, Mancunian Way runs east to west at an elevated level, and to the north of that lies the Manchester Metropolitan University John R Dalton Building and Circle Square. Circle Square is an area of considerable density, both in height and mass, consisting of commercial uses, supported by residential properties (including student accommodation) and food and beverage units.

3.5 Within the wider area, there are a broad mix of uses, which are characteristic of their location within the City Centre, including:

- Educational uses associated with Manchester Metropolitan University and the University of Manchester;
- Student halls of residence, for students at Manchester Universities;
- Residential properties through Hulme;
- Commercial and industrial uses, including music venues and eateries; and
- Sport, leisure and cultural uses, including Manchester Aquatics Centre.

3.6 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.

3.7 According to the Environment Agency Flood Map, the Site is located within Flood Zone 1 which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding.

3.8 The Site falls within the Conurbation Core Critical Drainage Area in the Salford and Trafford Critical Drainage Area (CDA), designated in 2011. As such, a Flood Risk and Drainage Assessment has been provided in support of this application.

3.9 The Site has no statutory or non-statutory designation for nature conservation, and no statutory protected Sites lie on the Site or immediately adjacent to the Site boundary. There is one European designated Site within 10km of the development, Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). However, there are no nationally designated or non-statutory designated Sites within 2km of the Site. The Site is not considered to be functionally linked to any statutory or non-statutory designated ecological or wildlife Site. All designated Sites are sufficiently distant and therefore avoid any adverse impacts from the proposed works.

3.10 The Site is located within the Greater Manchester Air Quality Management Area.

3.11 There are no Conservation areas within the immediate vicinity of the Site, the nearest being the Whitworth Street Conservation Area c. 350m to the north.

3.12 There are a number of listed buildings in the vicinity of the Site. When drawing a radius of 200m from the Site (Figure 3.1), there are a total of 14 Listed Buildings that are identified, as detailed below:

1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);

2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
3. Ormond Building (Grade II, Listing ID 1219718);
4. Righton Building (Grade II, Listing ID 1197781);
5. Grosvenor Building (Grade II, Listing ID 1293192);
6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
9. Chatham Mill (Grade II, Listing ID 1293040);
10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).

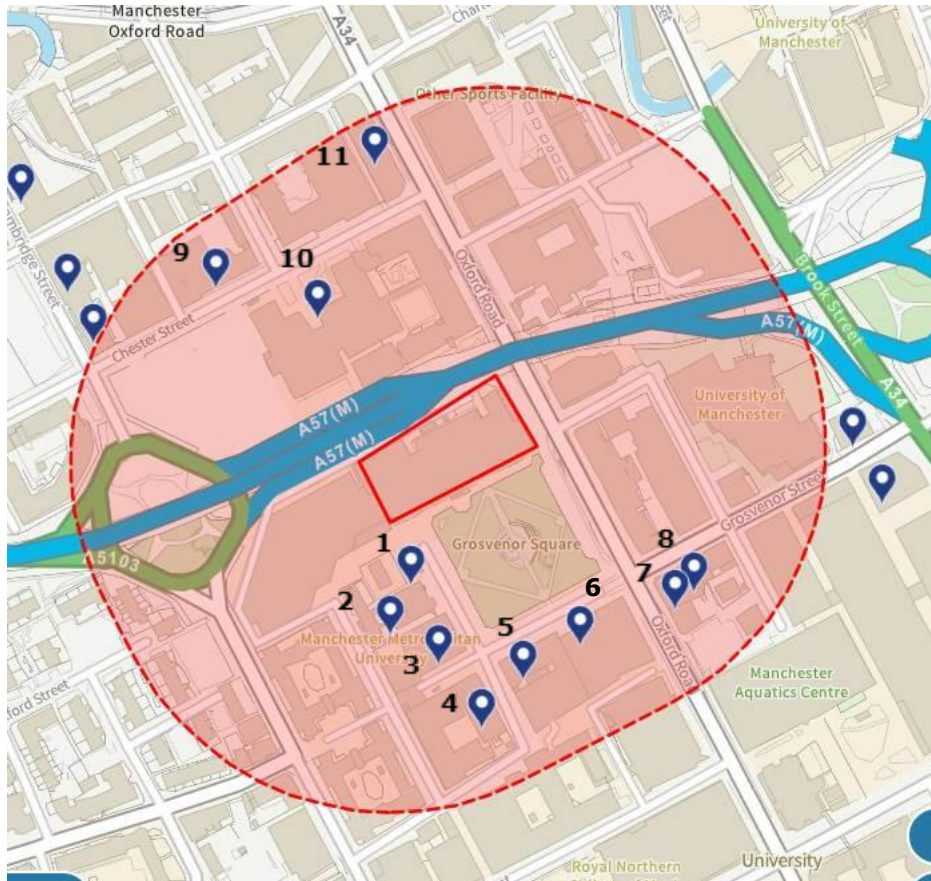


Figure 3.1 Listed Assets within 200m radius of the Site

Planning History

- 3.13 A planning history search for the Site has been undertaken using Manchester City Council's Public Access system. The results of the search have indicated that there have been no relevant Planning Permissions in recent years on the subject Site.
- 3.14 On adjacent sites, of most relevance is the All Saints Park public realm refurbishment and expansion (planning permission ref. 128485/FO/2020). The redevelopment of this area is underway, which will lead to a larger pedestrianised area, expanding the area of car free public realm. The works under this permission also include additional tree planting and removal of some sections of walls to widen entrances for pedestrians or create new access points.
- 3.15 The area to the north of the park will sit directly adjacent to the Proposed Development, which has been designed by the same Landscape Architect (Planit) to ensure a cohesive pedestrian experience.

4 Development Proposals

4.1 This section summarises the Proposed Development. Additional information can be found within the Design and Access Statement prepared by Hawkins Brown Architects and Schmidt Hammer Lassen, and submitted in support of this planning application.

4.2 The description of development is 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”.

Vision of Proposed Development

4.3 Manchester Metropolitan University is already one of the largest universities in the UK. The University’s ambitions as an institution aim to maximise the University’s impacts at a local level, as well as raise its reputation nationally and internationally to attract high quality students, staff and research investment. The core goals to provide excellent education and research are underpinned by strategies to enable the step-change in the University’s profile.

4.4 The Proposed Development represents the latest phase of the University’s estate transformation to contribute to delivering these ambitions. It 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.

4.5 The Proposed Development will replace the existing outdated 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.

4.6 The redevelopment of the current library 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.

4.7 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.

4.8 The proposed library design 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.

4.9 Further details on the design evolution have been provided within the Design and Access Statement prepared by Hawkins Brown and Schmidt Hammer Lassen.

Use and Amount

4.10 The Proposed Development involves the part refurbishment, part erection of a new library building totaling 23,532 sq m (GEA), comprising Library use (Use Class F1).

Layout

Basement

4.11 The existing basement is to be filled in, with a new access to a small half basement created as part of the new build element, which will be limited to plant only.

Ground and First Floors

4.12 At the ground floor, the main library entrance is proposed on the junction of Oxford Road and All Saints Park. Two additional entrances can be found, from All Saints Park and a servicing entrance to the rear, adjacent to the Mancunian Way.

- 4.13 Considerable attention has been given to the ground floor to create a distinctive, fluid educational space that appeals to future users and stands out against the current library offering. A dynamic entrance will replace the current library entrance in the same location from All Saints Park, whilst another new entrance is provided off of Oxford Road on the new build element of the proposals.
- 4.14 There are two main movements through the ground floor - an 'art walk' which is flanked by some of library's key spaces and connects the campus north south, as well as the promenade connecting the university entrance at Oxford Road east - west throughout the building to both the Business School and the Sandra Burslem Building.
- 4.15 The ground floor is accessible to the general public, and will host events for student to showcase their work, including art and poetry. This will allow members of the public to explore local culture and community through these exhibitions.
- 4.16 The ground and first floor of the library houses the public facing and the majority of 'feature' programmatic spaces such as the Poetry Library, Events Space, Special Collections and Learning Success Hub. These are positioned against the building façade to create a porosity between city and university and organised as 'anchors' in the spaces around which the main circulation flows take place.
- 4.17 The public access to the ground floor, in a manner which is inclusive, publicly welcoming and free-flowing ground floor, means that the library's secure line is intentionally placed on the first floor, consisting of speed gates, allowing staff or students with a University ID card to pass through.
- 4.18 The bin-store and substations are also provided on the ground floor to the north of the building.
- 4.19 A direct link from the ground floor to first floor is provided via four staircases and six lifts, located across the building.

Second – Thirteenth Floor

- 4.20 Moving up through the building, the spaces become more study, teaching and collections focused. A large roof terrace is positioned on Level 05 that acts as an outdoor extension of the indoor spaces. Print collection is restricted from the top two floors of the building where study becomes increasingly quieter and contemplative in nature.
- 4.21 The roof at Level 13 has restricted access and contains plant space.

Fifth Floor Roof Terrace

- 4.22 Alongside the workspace provided on Level 05, an external rooftop space is also provided.
- 4.23 It is proposed that this area will include a mixture of hard landscaping and soft planting around the edges to create a year-round multifunctional space, to provide students with opportunity to study, relax and gather.
- 4.24 This open space will complement All Saints Park and other open spaces within the vicinity of the Site, as well as helping to increase on-site biodiversity value, with a BNG value of at least 10%.
- 4.25 The roof terrace has been designed for flexibility of use and circulation. Key access points include the door locations to the tower, as well as the stair core. A clear main route between the two has been ensured which will also be partly covered with a canopy to provide a degree of protection from the elements.
- 4.26 Other access points include the storage area and plant space. The proposals include a 600 mm (minimum) wide maintenance access path around the perimeter to which public access will be mitigated.

Roof Level and Level Two and Three Roof Plant

- 4.27 A large proportion of the roof accommodates air handling unit (AHU) and air source heat pump (ASHP) plant. These are located within a covered rooftop plant enclosure. Access is provided to the roof from Level 12 along with a plant screen wrapping around the perimeter of the roof to mitigate the visual impact from the plant.
- 4.28 Additional plant is located as a portion of the level two and three roof space. The AHU units located on these levels are located within external plant enclosures, which mitigate the visual impact.
- 4.29 Low-noise plant items will be selected at the detailed design stage and confirmed via an appropriately worded planning condition. As such, mitigation measures including rectangular and circular attenuators,

duct lagging and noise barriers, will be selected and undertaken to ensure appropriate acoustic standards are maintained during the building's operation, once the plant is known.

4.30 Plant rooms will be ventilated naturally by louvred openings where connectivity to the external environment is practicable. Local mechanical ventilation will be provided to prevent stagnation where natural ventilation cannot be achieved.

4.31 For full details on plant provision, please refer to the Energy and Sustainability Reports.

Appearance

4.32 The Proposed Development has been designed to create a landmark building within the University's All Saints campus. The new build element of the scheme has been developed to create a highly distinctive silhouette, with a ribbon of solid wall, intercut with 'cuts' of glazing, running up towards the sky.

4.33 The final ribbon of accommodation projects out over Oxford Road in a 'quiff' which creates a distinctive silhouette when seen from the City Centre to the north and east. This solid ribbon is cut with glazed openings on to large scale (triple height) rooms that face different views of the city and advertise the activities inside.

4.34 Circular windows are also proposed on the elevations of the building which introduce a more personal scale and organic form, whilst also providing daylight into the floor plates and further metal infill panels.

4.35 At a more detailed level, the frames of the circular windows and metal infill panels introduce a sophisticated pattern of colour. The colour palette of the façade is inspired by the Site and its surroundings, particularly the red hues of the typical Manchester brick skyline.

4.36 In addition, 360 degree University branding is proposed on the façade of the building to achieve continuous signage coverage around all of the building's frontages.

4.37 Please refer to the Design and Access Statement for more details on appearance.

Access

Pedestrian

4.38 Oxford Road forms a key pedestrian route to the Site, as well as the area to the south adjoining All Saints Park, which is pedestrianised.

4.39 The current improvement works to All Saints Park (due to be completed in 2024) will see further pedestrianisation along Lower Ormond Street and Cavendish Street. Pedestrian links to the north of the site, under the Mancunian Way, provide access to the wider University campus, including the John Dalton buildings.

4.40 There are three entrances proposed for the building, one opposite All Saints Park, one on Oxford Road, and one to the north, facing Mancunian Way.

Cyclists

4.41 There are designated cycle lanes provided along Oxford Road, which form part of Manchester's proposed Bee Network.

4.42 There is an existing Cycle Hub immediately the north of the Library located below the Mancunian Way undercroft - which is part of the University's campus wide cycle strategy.

4.43 Transport for Greater Manchester's Bee Active Scheme provides pedal and e-bikes available to hire via an App from docks located throughout the city. 17 Bee Active docks are located on Oxford Road outside of All Saints Park, with a further 4 docks outside of the Institute of Sport.

Vehicular

4.44 Oxford Road, a busy vehicular route, is located adjacent to the Site, which provides key transport links in and out of the City. Oxford Road is closed off to cars from 6am-9pm, however frequent bus services operate on the road.

4.45 The Mancunian Way is located adjacent to the Site to the north, however there is no direct access to the Site.

- 4.46 The area to the south of the Site, adjoining All Saints Park, is pedestrianised and is not accessible to vehicles, except emergency and maintenance vehicles.
- 4.47 Car parking is assessed by the University on a campus-wide basis and no new parking spaces are proposed as part of the proposed Library development.
- 4.48 Car parking is provided for staff via the University permit system (which is restricted) and a car share scheme is in place on campus. There is a University Car Park to the north, under Mancunian Way, which is used by staff and visitors. The entrance is located on Chester Street. There are a number of parking bays for disabled people provided in that location.
- 4.49 Please refer to the Transport Statement, Sustainable Travel Plan and Design and Access Statement for further details.

Servicing Arrangements

- 4.50 Goods will be delivered to the Site via the access road, which runs to the rear of the Business School. The loading bay is located to the north of the building, towards Oxford Road, near to the vehicle turning space.
- 4.51 A loading bay will be maintained for service vehicles. Unloading will take place in the adjacent back-of-house areas and goods can be transported using the goods lift. Swept path tracking has been undertaken to ensure vehicles can safely maneuver into and back out of the loading bay.
- 4.52 Please refer to the Transport Statement and Design and Access Statement for further details.

Accessibility

- 4.53 The design of the development has been developed from University-wide principles and MCC's Design for Access 2 document, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building. Key principles include:
- Provision of a range of accessible accommodation to cover multiple needs;
 - Generous space centres;
 - Fluid access for all, including wheelchair users;
 - Suitable sanitary provision; and
 - Features to assist people with visual, hearing and cognitive difficulties find their way easily and safely.

Landscaping and Trees

- 4.54 A Landscaping Strategy has been prepared by Planit and is included within the Design and Access Statement prepared by Hawkins Brown and SHL and submitted as part of this application.
- 4.55 All existing trees on Site (totaling 5 individual mature trees) will be retained. A long-term management regime to reduce the crown size, open up views and to ensure the good health of the trees is set out within the landscaping strategy.
- 4.56 Low maintenance soft planting is proposed with access to paths under the existing retained trees to help protect the root protection area, increase biodiversity value and create a welcoming approach to the library main entrance.

Ground Floor Area

- 4.57 The key objectives of the landscape proposals at ground floor are set out below:
- Create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces.
 - Take into consideration the surrounding public realm works and proposals including the space outside the University's Business School, and the All Saints Park improvements due to complete in spring 2024.
 - Improve pedestrian and accessible circulation and car free spaces around the library and consider new and existing routes around the Site.

- Create opportunities to sit, relax and meet outdoors, and create a cohesive public realm by considering the wider street furniture proposals.
 - Retain and manage existing on-site trees to create a welcoming new entrance to the library.
 - Maintain all facilities management and maintenance access requirements around the library and to the northern service area.
- 4.58 The landscaping proposals consider new and existing circulation routes in and around the library. The south of the library is a key thoroughfare between the Business School and Oxford Road. It will be maintained as a car free environment except for emergency/maintenance vehicles. The space will be de-cluttered and widened to aid pedestrian flow and access between the library and All Saints Park.
- 4.59 The busy footway along Oxford Road will be maintained and simplified with the removal of steps and ramps to access the library, improving accessibility around the Site. New routes below the existing trees are proposed to increase permeability around the main entrance.
- 4.60 The northern service area will be predominantly used by service and delivery vehicles. Pedestrian access has also been considered to create safe routes under Mancunian Way and future-proof the space to any future development around the Site.

Level Five Terrace Area

- 4.61 The key objectives of the landscaping proposals for the level five roof terrace are to:
- Create a year-round all day multi-functional space with opportunities for study, relaxation, small events and gathering;
 - Include a mixture of durable hard landscaping and soft planted edges which give a sense of protection and refuge in the City, as well as a connection with All Saints Park;
 - Help increase on-Site biodiversity value;
 - Create a central canopy walkway to connect the two ends of the roof terrace whilst offering users protection from weather conditions; and
 - To house moveable outdoor furniture that can be reconfigured for day to day use as well as to accommodate different outdoor activities and events.
- 4.62 The Level 05 roof terrace is designed for flexibility of use and circulation. Key access points include the door locations to the tower, as well as the stair core. A main clear route between the two has been ensured which will also be partly covered with a canopy to provide a degree of protection from the elements.
- 4.63 Other access points include the storage area and plant space. The proposals include a 600mm (minimum) wide maintenance access path around the perimeter to which public access will be controlled by gating.

5 Development Plan and Material Considerations

Introduction

5.1 This Section details the relevant documents that make up the Development Plan and material considerations, such as guidance and MCC strategic objectives. A detailed assessment of the Proposed Development against the Development Plan and material considerations is then provided within subsequent sections of this Statement.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Development Plan

5.3 The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. To date only the Core Strategy DPD has been adopted by Manchester City Council. Within this context, the Development Plan comprises:

- Manchester Core Strategy 2012 (“the Core Strategy”);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan 2005 (“the UDP”);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

5.4 The Core Strategy was adopted in July 2012 and is the key overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long term strategic policies for Manchester’s future development and forms the primary framework that planning applications will be assessed against. Despite being largely superseded by the Core Strategy, a number of UDP Policies have been “saved” and also comprise part of the Development Plan.

Core Strategy (2012)

5.5 The Core Strategy sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

Saved Policies of the Unitary Development Plan (1995)

5.6 The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

Material Considerations

National Planning Policy Framework

5.7 The National Planning Policy Framework (NPPF) (revised version published September 2023), sets out the Government’s planning policies for England and how these are expected to be applied.

5.8 At the heart of the NPPF lies the ‘presumption’ in favour of sustainable development; the golden thread running through plan-making and decision taking (paragraph 11). The NPPF notes there are three dimensions to sustainable development: economic, social, and environmental.

- 5.9 Firstly, the economic role should contribute to sustainable development by building a strong, responsive, and competitive economy and ensuring enough and right type of development to support growth. Secondly, the social role is required to support communities by creating well-designed, beautiful, and safe places, with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built, and historic environment.
- 5.10 Chapter 8 of the NPPF sets out that local planning authorities should take a proactive, positive and collaborative approach to meeting the needs of existing and new communities and to developments that will widen choice in education.
- 5.11 Accompanying the NPPF is National Planning Practice Guidance (NPPG), originally published in March 2014 and regularly updated. The NPPG sets out advice, information, and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.
- 5.12 National policy stresses the importance of good design, and that planning should drive up standards across all forms of development. As a core planning principle, plan makers and decision takers should always seek to ensure high quality design through creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the need of future generations.
- 5.13 National policy also references the important role of pre-application discussions.

National Design Guide

- 5.14 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the Government's Planning Practice Guidance and was created to outline key characteristics that make well-designed places.

Local Supplementary Planning Documents and Guidance

Guide to Development in Manchester Supplementary Planning Document (2007)

- 5.15 The Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, and well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers, and residents to the sort of development which is anticipated in Manchester.

MCC Technical Guidance (2015 and 2022)

- 5.16 Technical guidance for developers was published in December 2015, including GD03 Environmental Protection, GD04 Waste Storage and Collection Guidance for New Developments and GD05 Planning and Noise. The Planning and Noise technical guidance was later updated in June 2022 by Manchester City Council.

Green and Blue Infrastructure Strategy (2015)

- 5.17 MCC recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. The vision for green and blue infrastructure in Manchester is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city.
- 5.18 Manchester's Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality-of-life people expect and enhancing the City's global image as a place in which to live, work and invest.
- 5.19 The Strategy was later updated in 2022, with a new Implementation Plan being developed, highlighting approaches, challenges and projects that will help bring the strategy to life over the coming years.
- 5.20 A summary of how the Proposed Development responds to the strategy is provided in **Appendix A** of this Statement and as part of the Environmental Standards Statement prepared by Watts, submitted with the application.

Manchester Climate Change Framework 2020-25 (Updated 2022)

- 5.21 The Climate Change and Low Emissions Implementation Plan (2016-2020) is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps that will be taken to become energy-efficient and investing in the natural environment to respond to climate change and to improve quality of life.
- 5.22 Manchester City Council declared a climate emergency in July 2019. On 13 March 2019, MCC fully endorsed the Zero Carbon Framework 2020-2038, outlining how Manchester can meet its aim to be a zero-carbon city by 2038. Areas for action in the Manchester Zero Carbon Framework (2020-2038) Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus, the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.
- 5.23 In addition, the Council developed a Climate Change Action Plan 2020-2025 to ensure that all aspects of the Climate Emergency Declaration were converted into clear actions with tonnes of CO2 savings included where applicable.
- 5.24 In August 2021, the Manchester Climate Change Partnership adopted and endorsed a roadmap to net zero carbon for new buildings within Manchester. The Partnership is a task force made up of private, public and third sector representatives and has been developed collaboratively with MCC. The roadmap sets out that all new buildings in the city should be net zero carbon, with how this ambition could be implemented from 2023. Whilst the roadmap is not planning policy, it has been indicated by MCC that the roadmap may be considered as part of the new Local Plan.
- 5.25 In 2022, an update to the framework aimed to provide more granularity to the targets and set out the scale of action needed.

City Centre Transport Strategy (2021)

- 5.26 A City Transport Strategy to 2040 was endorsed by MCC's Executive on 17 March 2021 and Salford City Council's Regeneration Committee on 22 March, before being fully ratified by the Greater Manchester Combined Authority on 26 March 2021.
- 5.27 The strategy presents an overarching vision for a well-connected, zero-carbon city centre at the heart of the North, offering residents, employees, and visitors a great place to work, live in and visit.
- 5.28 As part of the Transport Strategy, the 'City Centre Triangle' has been proposed as a strategic intervention that builds on temporary road closures introduced in response to the COVID-19 pandemic and the Northern Quarter Bee Network scheme to create an integrated cycle network comprising three major routes Deansgate, Whitworth Street and Committed Northern Quarter Cycle Route.

Emerging Wider Greater Manchester Planning Policy

Places For Everyone 2021 (Draft)

- 5.29 Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of these nine districts.
- 5.30 The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, commercial the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It will seek to ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.
- 5.31 The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014 and has been informed by the feedback received from residents, businesses, and the development industry to previous consultations on that Plan. The nine districts decided to continue to produce a joint plan following the withdrawal of Stockport Council from the GMSF in December 2020.
- 5.32 Following consultation in 2021, the Plan was submitted to the Secretary of State for examination on 14 February 2022 with all the supporting documents, background evidence and any representations received during this final stage of consultation. An Inspector commenced the examination process on 30 May 2023,

and on the 11 of August 2023, Inspectors appointed by the Secretary of State confirmed that the Plan is ready to move to the next stage of the process. Whilst the plan has not been adopted, as it is currently subject to ongoing examination, matters against which objections have not been raised do carry some weight in the determination of planning applications.

- 5.33 22ommercialThe draft Plan recognises the City’s reliance on the creation and application of knowledge and that the largest concentration of research activity is located with Corridor Manchester, with the largest single-site clinical-academic campus in Europe. The Plan outlines that the universities are a vital component of developing Greater Manchester as a globally important city region.
- 5.34 Draft Policy JP-P 5 ‘Education, Skills and Knowledge’ sets out a number of ways in which significant enhancements in the education, skills and knowledge will be promoted, including through enabling the delivery of new and improved accessible facilities for higher education to ensure the City’s workforce is ready to benefit from new employment opportunities.

Oxford Road Corridor Strategic Vision to 2025 and Corridor Strategic Spatial Framework

- 5.35 Corridor Manchester’s strategic vision for 2025 sets out strong ambitions to be:
- ‘Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities’.*
- 5.36 The strategic vision sets out seven strategic themes to guide development undertaken along the corridor up to 2025. These are as follows:
- Supporting the Growth of World Class Institutions;
 - Accelerating Innovation, Commercialisation and Company Growth;
 - Championing Transformational Investment;
 - Creating a Special Place for People;
 - Culture at the Heart of Corridor Manchester;
 - Developing Smart City Infrastructure & Services; and
 - Raising the Bar: Increasing Corridor Manchester’s Contribution to Economic and Social Infrastructure.
- 5.37 The strategic vision is also underpinned by the Strategic Spatial Framework 2018(SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SRF boundary.
- 5.38 Oxford Road Corridor covers an area of 243-hectares running south from St Peter’s Square, where it overlaps with the core of Manchester’s Central Business District, to Whitworth Park along Oxford Road. The Oxford Road Corridor is home to an exceptional group of knowledge intensive organisations and businesses; with c. 77,000,445 students¹¹ and a workforce of over 72,000 within one of Europe’s fastest growing cities.
- 5.39 The area has an internationally significant combination of public and private sector partners committed to bringing forward new investment in academic excellence, research and commercialisation. It is a key driver of, and further opportunity for, accelerated high value added economic growth in the knowledge economy and therefore enhanced productivity for the City Region. It provides an estimated contribution of £3 billion GVA per annum, consistently accounting for a significant portion of Manchester’s economic output.
- 5.40 The presence and substantial investment programmes of major institutions including Manchester Metropolitan University, University of Manchester (UoM), Manchester University NHS Foundation Trust (MFT), the Royal Northern College of Music (RNCM) and Manchester Science Partnerships (MSP) combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities have already established this area as a special place.
- 5.41 The SSF identifies the Manchester Metropolitan University’s All Saints and Birley Fields areas of the University campus as key transformational areas. Identified within the SSF, is an opportunity to capitalise on the location and proximity to other key transformation areas such as the Manchester Royal Infirmary and

¹¹ [Oxford Road SRF PDF Document](#), 2019

the Science Park, which can contribute to the regeneration of a significant portion of Manchester City Centre and create a redefined knowledge quarter.

- 5.42 The SSF identifies key principles which are important to achieving its strategic vision and among these is the need to showcase the world leading work and activities taking place within the Oxford Road Corridor. In addition, it identifies the need to maximise public realm and optimise opportunities for improving connectivity through well-planned and designed streetscape.
- 5.43 Another key principle relates to creating anchor destinations where people 'spend leisure time as a complement to work and study'; within suitable land uses that create a campus-type environment at a higher density within opportunity areas.

6 Assessment

- 6.1 This section assesses the Proposed Development against the Development Plan and other material considerations.

Principle of Development

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Objective SO2 – Economy
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EC1 – Employment and Economic Growth
- Core Strategy Policy EC3 – The Regional Centre
- Core Strategy Policy CC1 – Primary Economic Development Focus
- Core Strategy Policy CC6 – City Centre High Density Development
- Core Strategy Policy CC8 – Change and Renewal
- Core Strategy Policy CC10 – Places for Everyone

Material Considerations:

- Places for Everyone Policy JP-Strat 1 – Core Growth Area
- Places for Everyone Policy JP-Strat 2 – City Centre
- NPPF Section 6 (Paragraphs 81 to 83) – Building a strong, competitive economy
- Oxford Road Corridor SSF

- 6.2 The Site is located within the City Centre, which will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-density development outlined in CC1 and Policy EC3 (The Regional Centre) and other city centre (CC) policies. SO2 (Economy) identifies the Regional Centre as being a focus for higher education.
- 6.3 This Site is not currently making an efficient use of land in its existing condition as a low to medium-rise educational building and is a does not contribute to the local environment and street scene in terms of its visual appearance.
- 6.4 It is strategically placed adjacent to Oxford Road, which provides multi-modal connections to the region and beyond. The City Centre core is in walking distance, providing access to a comprehensive range jobs, services, education, and open space. The Proposed Development therefore maximises the potential of the City's transport infrastructure by promoting sustainable modes of transport through high density development in a well-connected location.
- 6.5 Policy CC8 (Change and Renewal) emphasises that Manchester City Council's approach to development, and redevelopment, in the City Centre will welcome large-scale schemes as these will make significant contributions in terms of employment, as well as by improving accessibility and legibility. Maximising the potential of these Sites is identified as a key aim within the approved development framework.
- 6.6 As set out previously within this Statement, the Site is located within the Oxford Road Corridor SSF area. One of the main themes of the SSF is 'supporting the growth of world class institutions'. The Site forms a key location within this area, which has been earmarked as a priority location for higher education and 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.

- 6.7 The SSF also identifies the refurbishment and expansion of the library as one of the key planned project investments.
- 6.8 The Proposed Development will see the redevelopment of an integral educational institution, in order to provide an excellent educational institution for research and for the benefit of students, staff and the general public. The Proposed Development will create a dynamic and active learning environment which redefines the role of the modern-day library and puts the experience of students, staff and visitors at the heart of the development.
- 6.9 The Proposed Development will make a significant contribution to the Council's vision statement for both the Corridor and city centre areas.

Scale, Massing and Density

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy CC6 – City Centre High Density Development
- Core Strategy Policy CC9 – Design and Heritage
- Core Strategy Policy EN2 – Tall Buildings (see Section 6)
- Saved UDP Policy DM1 – Development Management

Material Considerations:

- MCC Guide to Development
- NPPF Chapter 12 – Achieving well-designed places
- Oxford Road Corridor SSF

- 6.10 The Proposed Development has been designed to create a landmark building within the All Saints Campus. Manchester Metropolitan University issued an Invitation to Tender (ITT) for architects, including those internationally, to submit proposed designs for the Library. Hawkins Brown and SHL were chosen due to the impressive silhouette and circular detailing, whilst their proposal also recognised the requirement for a sustainable, accessible, library for the future.
- 6.11 Different scales and massing options have been considered for the Proposed Development during design development, from competition stage through to planning submission. The aim has been to develop proposals in the context of the surrounding built environment, along Oxford Road, that will create a viable scheme that provides a wide range of public benefits and addresses strategic policy aims whilst minimising negative impacts on adjacent land uses and the environment.
- 6.12 The design team has undertaken detailed analysis informed by expert townscape, heritage, and microclimate advice and assessments to design an appropriate response to the Site's context. These studies have informed the design development as discussed in the Tall Building Statement provided in Section 7 of this Statement.
- 6.13 Options testing has allowed for the development of a high-quality building that seeks to acknowledge existing surrounding scale of development along Oxford Road, alongside the future aspirations for the wider area at Great Jackson Street and First Street, with a particular focus on density.
- 6.14 Landmark buildings such as the Proposed Development would provide a gateway to the University 'quarter' along Oxford Road, forming a landmark in the city and providing greater legibility in the area.
- 6.15 The Oxford Road Corridor SSF identifies the area for development of quality and scale, of which the Proposed Development would deliver.
- 6.16 Furthermore, it is also important to understand the current and emerging built context in the surrounding area. Oxford Road has undergone changes in regard to scale in recent years, through the high density commercial and residential development that has taken place at Circle Square. In other areas of the City

Centre to the north of the Site, around First Street and Great Jackson Street, high density residential and commercial development has also taken place, providing the context for future high density development in and around the City Centre. As such, the scale of the Proposed Development will compliment the existing built development in the area.

Design and Appearance

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy CC9 – Design and Heritage
- Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
- Core Strategy Policy EN2 – Tall Buildings (See Section 7)
- Saved UDP Policy DM1 – Development Management

Material Considerations and Guidance:

- Manchester Guide to Development SPD
- Manchester Piccadilly SRF – Piccadilly Central
- NPPF Chapter 11 – Making effective use of land
- NPPF Chapter 12 – Achieving well-designed places
- Oxford Road Corridor SSF

- 6.17 The design and appearance of the Proposed Development is discussed in Section 4 of this Statement, as well as within the Design and Access Statement prepared by Hawkins Brown Architects and SHL.
- 6.18 The Proposed Development has been designed to create a landmark building within the University campus. The new build element of the development has been carefully designed to create a highly distinctive silhouette, with a ribbon of solid wall, intercut with ‘cuts’ of glazing, running up towards the sky. Through design development, from competition to planning submission, the appearance and form of the proposals have been tested and refined so that the building maximises the development potential and provides a high-quality addition to Manchester’s built environment. The architecture of the Proposed Development is of the highest quality in both an aesthetic context and in a functional capacity. It will contribute to knitting together this part of the Oxford Road Corridor area and create a destination characterised by high-quality architecture and a distinct sense of place.
- 6.19 The design for the building draws from the surrounding architectural context with a building that is contemporary in its architectural resolution whilst also comfortable in the immediate context. The colour palette of the façade is inspired by the Site and its surroundings, particularly the red hues of the typical Manchester brick skyline.
- 6.20 At the ground floor, internal uses have been arranged to have a strong relationship with the street frontage, with the building entrances located strategically to address both All Saints Park and Oxford Road.
- 6.21 As part of the process of formulating the proposals, the building’s impact on key views has been carefully considered through both a Townscape and Visual Impact Assessment, undertaken by Planit and submitted within the Environmental Statement submitted alongside this application and Heritage Statement prepared by Deloitte. These conclude that there are no predicted significant adverse townscape, heritage, or visual effects as a result of the Proposed Development.
- 6.22 Please refer to the Design and Access Statement for more details relating to appearance.

Inclusive Design

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy CC10 – Places for Everyone

Material Considerations and Guidance:

- Design for Access 2
- Manchester Guide to Development SPD
- NPPF Section 12 - Achieving well-designed places
- Part M Approved Document

- 6.23 An Access Statement is provided within the Design and Access Statement that accompanies this application. In summary, the building is designed to be inclusive in terms of access with step-free, level and wide entrances and Equality Act compliant lifts on all floors. The design of the ground floor has been developed to provide a simple and clear layout that is easy to use. Key principles include:
- Provision of a range of accessible accommodation to cover multiple needs;
 - Generous space centres;
 - Fluid access for all, including wheelchair users;
 - Suitable sanitary provision, including gender neutral facilities, changing places and wudu; and
 - Features to assist people with visual, hearing and cognitive difficulties find their way easily and safely.
- 6.24 Principal access is from both Oxford Road and All Saints Park. Oxford Road forms a key pedestrian route to the Site, as well as the area to the south of the site, adjoining All Saints Park, which is also pedestrianised.
- 6.25 Improvement works to All Saints Park, which are currently under construction and are due to be completed in 2024 will see further pedestrianisation along Lower Ormond Street and Cavendish Street.
- 6.26 Pedestrian links to the north of the site, under Mancunian Way, provide access to the wider Manchester Metropolitan University campus, including John Dalton buildings.

Climate Change, Sustainability and Energy Efficiency

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EN4 – Reducing carbon emissions by enabling low and zero carbon development
- Core Strategy Policy EN5 – Strategic areas for low and zero carbon decentralised energy infrastructure
- Core Strategy Policy EN6 – Target framework for CO² reductions from low or zero carbon energy supplies
- Core Strategy Policy EN8 – Adaptation to climate change
- Core Strategy Policy EN9 – Green Infrastructure

Material Considerations and Guidance:

- MCC Guide to Development
- NPPF
 - Paragraph 152

Relevant policies, material considerations and guidance:

- Paragraph 157
- Manchester Zero Carbon Framework
- Manchester Metropolitan University's Leadership in Sustainability 2022-2026 Strategy

- 6.27 The sustainability credentials of the library redevelopment have been central to the design from the outset and the application is supported by a Sustainability Statement (including a BREEAM Pre-Assessment) by BDP. This document set out how the Proposed Development will incorporate sustainability measures, including energy efficiency and environmental design.
- 6.28 In line with the University's Leadership in Sustainability (2022 – 2026) strategy, and their 2030 vision and continued leadership within the field of sustainable development, the LTP will achieve BREEAM Excellent, WELL Building Standard Gold, and at least 80% of the targets listed within the University's environmental sustainability (ES) tracker.
- 6.29 An Environmental Standards Statement have been submitted as part of the application, which sets out the planned energy reduction measures for the Proposed Development and how the development exceeds the requirements of Policy EN4 and EN6.
- 6.30 The Environmental Standards Statement confirms that based on the SBEM calculations carried out at this stage the development is capable of achieving compliance with Part L 2021, demonstrating a minimum improvement of 27% over Part L 2013. This, in turn, demonstrates compliance with the EN6 planning requirement of 15% improvement on Part L 2010, which is approximately 6% over above Part L1 2013.
- 6.31 The development adopts "fabric first" approach to developing an efficient, low carbon, comfortable and healthy environment, with heat loss due to building fabric and air leakage being reduced to a minimum. The development proposes a large amount of roof mounted PV arrays, further reducing the carbon emissions of the building.
- 6.32 A Climate Change Assessment prepared by Buro Happold is also submitted alongside this application within the Environmental Statement, which sets out the Green House Gas emissions associated with the Proposed Development. It also identifies mitigation measures to improve the resilience of the proposals to climate change.

Heritage and Archaeology

Relevant policies, material considerations and guidance:

Planning Policy:

- Planning (Listed Building and Conservation Areas) Act 1990 – Section 66
- Core Strategy Policy EN3 – Heritage
- Core Strategy Policy DM1 – Development Management
- Policy CC9 – Design and Heritage
- Saved UDP Policy DC20 – Archaeology

Material Considerations and Guidance:

- NPPF:
 - Paragraph 8
 - Paragraph 193
 - Paragraph 194

Below Ground Heritage

- 6.33 A formal archaeological letter prepared by Greater Manchester Archaeological Advisory Service (GMAAS) is submitted in support of this application. The letter details the Site's historical uses and the transformation that has taken place post-late 18th Century due to the rapid expansion of Manchester and concludes that the Proposed Development will not have an impact on the below-ground archaeological remains.
- 6.34 The letter outlines that the area in which the Site is located, was formerly known as Chorlton Row. The character of the area was transformed from an agricultural landscape after the late 18th Century by rapid expansion of Manchester. The centrepiece of the area was Grosvenor Square, later known as All Saints Square.
- 6.35 On the Ordnance Study of 1851, the Site is shown to be used as a timber yard, together with a terrace of commercial / residential properties fronting onto Oxford Road. The Ordnance Study from 1891 shows the Site being used as a depot for Manchester Carriage and Tramway Co Depot and a terrace of five double-depth houses. The school and houses were all cleared in the 1970s to enable the construction of the current All Saints Building.
- 6.36 As a result of the previous development of the Site, especially significant earth-moving works required to construct the current All Saints Library building, the letter concludes that the proposed redevelopment of the Site will not have any impact on below-ground archaeological remains and sets out that no further consideration of archaeological matters are merited to support the planning application and an archaeological desk-based assessment is not required in this instance.

Built Heritage

- 6.37 Deloitte has produced a Heritage Assessment, submitted alongside this application. This document assesses the significance of the designated heritage assets which have the potential to be affected by the Proposed Development. A detailed list of these assets can be found in the Heritage Statement.
- 6.38 A range of key heritage views were considered in association with the TVIA consultants, Planit. The views were carefully considered to ensure they consider not just the identified heritage assets and Proposed Development, but also the broader historic context.
- 6.39 The setting of the Site is varied and has had a large amount of investment and expansion in recent years, including the Manchester Metropolitan University Business School, Engineering School and Circle Square.
- 6.40 A total of two heritage viewpoints were chosen to assess the potential impact on heritage assets in accordance with 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England. This states *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. From this analysis, 7 heritage assets were scoped into the assessment.
- 6.41 It is concluded within Section 8 of the Heritage Statement, that the proposal will have a negligible impact on the special architectural and historic interest of the identified listed buildings. The Heritage Statement outlines that the Proposed Development will result in less than substantial harm to the heritage assets and will be outweighed by the public benefits created as a result of the development, in line with Paragraph 201 of the NPPF (2021) and the definition of 'public benefits' set out within the NPPG.
- 6.42 The Proposed Development will result in a number of public benefits and these are summarised as follows:

Economic Benefits:

- There is a finite amount of land available within Manchester City Centre and the proposed development positively uses available land to deliver a highly sustainable, higher density education and library development, which supports the primary economic function of the city centre identified in planning policy.
- The proposals will deliver an improved experience for students which are not commonly available elsewhere in the city centre due to the aforementioned constraints on available land supply.
- Opportunity to attract and retain students in the city. The proposed improved offer will support other uses across the Manchester Metropolitan University campus and Oxford Road Corridor, promoting the area as a 'destination' and ensuring a sense of place is fostered.

- The proposed development is projected to retain c.100 FTE jobs with an additional c.50 jobs when operational, and will create more through the construction phase.
- A Statement of Intent is submitted as part of this application to set the groundwork for a Local Labour Agreement to be drawn up post determination, subject to further dialogue with MCC.

Environmental Benefits:

- Improving visual amenity of the site.
- Incorporating high quality public realm and landscaping.
- Improving biodiversity of the site by increasing the amount and type of vegetation.
- Enabling an accessible pedestrian route promoting sustainable and active travel.
- Utilising sustainable technologies where appropriate and practical.

Social and Cultural Benefits:

- Enhancing pedestrian linkages through the Site to existing communities in Hulme, the Manchester Metropolitan University Campus, and the Wider City Centre.
- Job creation at a local level for Manchester residents.
- Providing high quality, highly visible, well designed buildings in a key gateway location into the city centre from Oxford Road and under the Mancunian Way, which signalise the entrance to the city centre and highlight Manchester's high quality ambition towards the city townscape.

6.43 The cumulative benefits of the proposals will be significant to provide a number of public benefits to the local community.

6.44 Therefore, it is concluded that the proposal will have a negligible impact on the special architectural and historic interest of the identified heritage assets and overall, the proposal is in accordance with national and local policy.

Public Space, Permeability and Public Facilities

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EN11 – Quantity of open space, sport and recreation
- Core Strategy Policy EN12 – Area priorities for open space, sport and recreation

Material Considerations and Guidance:

- Manchester Guide to Development SPD
- NPPF Section 12 - Achieving well-designed places
- NPPF Section 8 – Promoting healthy and safe communities

6.45 A Landscape Strategy prepared by Planit and accompanying drawings are submitted alongside this application.

6.46 The key objectives of the landscape proposals at ground floor are set out below:

- Create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces;
- Take into consideration the surrounding public realm works and proposals including the space outside the Business School and the All Saints Park improvements due to complete in Spring 2024;
- Improve pedestrian and accessible circulation and car free spaces around the library and consider new and existing routes around the Site;
- Create opportunities to sit, relax and meet outdoors, and create a cohesive public realm by considering the wider street furniture proposals;

- Retain and manage existing on-site trees to create a welcoming new entrance to the library; and
 - Maintain all facilities management and maintenance access requirements around the library and to the northern service area.
- 6.47 The landscape proposals consider new and existing circulation routes in and around the library. The south of the library is a key thoroughfare between the Business School and Oxford Road, and will be maintained as a car free environment except for emergency/maintenance vehicles. The space will be de-cluttered and widened to aid pedestrian flow and access between the library and All Saints Park.
- 6.48 The busy footway along Oxford Road will be maintained and simplified with the removal of steps and ramps to access the library, improving accessibility around the Site. New routes below the existing trees are proposed to increase permeability around the main entrance.
- 6.49 Overall, the landscaping statement concludes that the Proposed Development is in accordance with statutory legislation and national and local policy.

Ecology and Arboriculture

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN15 – Biodiversity and Geological Conservation
- Environment Act 2021

Material Considerations and Guidance:

- Manchester Green and Blue Infrastructure Strategy
- NPPF Section 15 (paragraphs 170 to 183)
- Places for Everyone Policy GM-G 2 Green Infrastructure Network
- Places for Everyone Policy GM-G 8 Standards for a Greener Manchester
- Places for Everyone Policy GM-G 9 A New Enhancement of Biodiversity and Geodiversity

- 6.50 An Ecological Assessment has been undertaken by Tyler Grange, setting out the findings of the Preliminary Bat Roost Assessment (PRA) and a site walkover which took place in January 2023, in order to confirm the findings of the Tyler Grange Report undertaken for the adjacent All Saints Park planning application in October 2020.
- 6.51 The Assessment outlines the Tree Potential Roost Assessment undertaken to inspect onsite and offsite trees and the exterior of any buildings on-site, for suitable bat habitats and likelihood of use by roosting bats, to inform the need for further surveys and, or, mitigation in line with Bat Conservation Trust 'Good Practice Guidelines'.
- 6.52 The assessment confirmed that there is a low bat roosting potential in the existing onsite building, however due to the Site's urban location, the report states that no nocturnal surveys are required. However, it is recommended that pre-commencement checks are carried out by a qualified ecologist prior to site works affecting the building. The report confirmed that off-Site trees also had low bat roosting potential and as such, soft felling techniques should be followed within the Landscape Management Plan.
- 6.53 The report sets out that where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife

- 6.54 Additionally, vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site and any works on trees assessed to have low bat roost potential should be carried out using soft felling techniques outlined in this report.
- 6.55 The update walkover confirmed that habitats in the adjacent All Saints Park were unchanged as per the ecological report written by Tyler Grange in October 2020 (Ref: 13126_R01a), and habitats onsite comprised hardstanding and five trees.
- 6.56 In conclusion, the relevant ecological tests have been undertaken by suitably qualified ecologists, and the Assessment confirms that the proposals have considered the potential for harm to wildlife, and concluded the Proposed Development is in accordance with Bat Conservation Trust 'Good Practice Guidelines', statutory legislation and national and local policy.

Traffic, Transport and Accessibility

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy T1 – Sustainable Transport
- Core Strategy Policy T2 - Accessible Areas of Opportunity and Needs
- Core Strategy Policy CC5 – Transport

Material considerations and guidance:

- NPPF Section 9 – Promoting Sustainable Transport
- Policy CC9 – Design and Heritage

- 6.57 Buro Happold has produced a Transport Assessment, submitted alongside this application, which sets out the current and proposed vehicular, pedestrian, cyclist and servicing access arrangements at the Site and concludes that development will not adversely affect the operation of the highway and meets the criteria set out in national and local policy for sustainable development.
- 6.58 The Transport Statement sets out that the Site benefits from being extremely accessible by sustainable transport modes including walking and cycling and public transport modes including bus, Metrolink and rail:
- Oxford Road forms a key pedestrian route to the Site, as well as the area to the south adjoining All Saints Park, which is pedestrianised.
 - The current improvement works to All Saints Park (due to be completed in 2024) will see further pedestrianisation along Lower Ormond Street and Cavendish Street. Pedestrian links to the north of the site, under the Mancunian Way, provide access to the wider University campus, including the John Dalton buildings.
 - Three pedestrian entrances are proposed for the building, one opposite All Saints Park, one on Oxford Road, and one to the north, facing Mancunian Way.
 - Oxford Road is an arterial route within the City Centre and is located adjacent to the Site, which provides key transport links in and out of the City. Oxford Road is closed off to cars from 6am-9pm, however frequent bus services operate on the road.
 - The area to the south of the Site, adjoining All Saints Park, is pedestrianised and is not accessible to vehicles, except emergency and maintenance vehicles.
 - There are designated cycle lanes provided along Oxford Road, which form part of Manchester's proposed Bee Network and there is an existing Cycle Hub immediately to the north of the Library located below the Mancunian Way undercroft - which is part of the University's campus wide cycle strategy.

- Transport for Greater Manchester's Bee Active Scheme provides pedal and e-bikes available to hire via an App from docks located throughout the city. 17 Bee Active docks are located on Oxford Road outside of All Saints Park, with a further 4 docks outside of the Institute of Sport.
- 6.59 No new car parking is proposed as part of the application, as staff and students are expected to access the building through the sustainable modes of transport identified above, as per existing transport arrangements. Car parking is provided for staff via the University permit system (which is restricted) and a car share scheme is in place on campus.
- 6.60 There is a University Car Park to the north, under Mancunian Way, which is used by staff and visitors. The entrance is located on Chester Street. There are a number of disabled parking bays provided.
- 6.61 Goods will be delivered to the Site via the access road, which runs to the rear of the Business School. The loading bay is located to the north of the building, towards Oxford Road, near to the vehicle turning space.
- 6.62 A loading bay will be maintained for service vehicles. Unloading will take place in the adjacent back-of-house areas and goods can be transported using the goods lift. Swept path tracking has been undertaken to ensure vehicles can safely maneuver into and back out of the loading bay.
- 6.63 In relation to construction traffic, a detailed Demolition and Construction Environmental Management Plan will be developed and agreed with MCC prior to construction commencing, further to the Construction Management Chapter within the Environmental Statement submitted with this Application. This will identify measures to mitigate impacts associated with construction traffic on the local and strategic transport networks.
- 6.64 Overall, the Proposed Development is in accordance with the relevant transport and highways planning policies and guidance. Further details relating to noise and air quality during the operational phases of development are discussed in more detail below.
- 6.65 A Framework Travel Plan has been prepared by Manchester Metropolitan University in support of the application. This sets out a number of measures that will be incorporated on site to promote sustainable transport patterns – for example, advertising car sharing opportunities to staff and students within the building.

Effects on Local Environment and Amenity

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN16 - Air Quality
- Core Strategy Policy EN2 – Tall Buildings
- Saved UDP Policy DC26 – Development and Noise

Material Considerations and Guidance:

- NPPF Section 11 – Making effective use of land (Paragraph 125)
- NPPF Section 12 - Achieving well-designed places (paragraph 130)
- NPPF Section 15 – Conserving and Enhancing the natural environment (Paragraph 174(e))
- NPPF Section 16 – Conserving and enhancing the natural environment (Paragraph 185)
- GD03 Environmental Protection
- GD05 Planning and Noise

Ventilation

- 6.66 A Ventilation Statement has been produced by Buro Happold. The report sets out the proposed ventilation systems for the different areas.

- 6.67 Ventilation will be provided by centralised air handling unit (AHU) plant in the open plan study areas, offices and meeting rooms. The new build tower and existing refurbishment will be serviced by two separate systems due to the phasing of the construction. In each case the plant will be located at roof level of the phase served. The AHUs will include filters, thermal wheel for heat recovery, cooling coil and heating coil for tempering of fresh air supply. A bypass will be provided within the AHUs to cater for conditions where it is not preferential to recover the heat. Intake, discharge, supply and extract air will be provided with attenuators as required to meet the external ambient and room noise criteria.
- 6.68 AHU supply and extract air will be manifolded at plant level before being distributed throughout the building via vertical risers and high-level horizontal distribution. CO2 and temperature sensors located in the spaces will control a zonal variable air volume (VAV) damper within the spaces, modulating the supply and extract air rate to suit varying occupancy within the zone and shutting down the mechanical ventilation to save energy during periods of no or low occupancy. VAV boxes will be provided with attenuation to mitigate regenerated noise.
- 6.69 WC and shower areas will be provided with mechanical extract ventilation with make-up air via lobbies / corridors / adjacent rooms.
- 6.70 Corridors and circulation spaces will be ventilated by the circulation of air from surrounding spaces, resulting from general movement around the building.
- 6.71 Plant rooms will be ventilated naturally by louvred openings where connectivity to the external environment is practicable. Local mechanical ventilation will be provided to prevent stagnation where natural ventilation cannot be achieved.
- 6.72 Each firefighting stair core has a shaft to provide a smoke-ventilated lobby on each floor. Smoke ventilation fans will be located on the roof and will have a secondary power supply.
- 6.73 The ventilation strategies set out within the report are compliant with Part F of the Building Regulations and ensure that the air quality and occupant comfort within the building is satisfactory.
- 6.74 Further details and mitigation methods relating to the impact of the ventilation systems on neighbouring developments, is set out within the report submitted alongside this application.

Noise and Vibration

- 6.75 A Noise and Vibration Acoustic Assessment has been prepared by Buro Happold and is submitted alongside this application. The Assessment is based on environmental surveys, predictions and calculations for the Proposed Development, in the context of relevant planning policies. The assessment was carried out in accordance with relevant local and national planning guidance.
- 6.76 Environmental noise survey work has been undertaken to capture survey data on the various noise sources impacting the site. The required sound insulation performance of external glazing throughout the development has been calculated from noise levels captured during the noise survey model so that suitable internal conditions can be achieved in line with local and national policy requirements, in line with INSUL sound insulation performance prediction software and alongside test data of similar constructions.
- 6.77 The report demonstrates that suitable internal noise levels can be attained within the development based on suitable façade sound insulation requirements, in line with the requirements of BREEAM Hea 05 BB93 and WELL standards.
- 6.78 External noise level criteria are proposed within the report, to limit noise break-out from the development associated with building services and plant noise and the assessment concludes that these targets are readily achievable, in line with Internal Ambient Noise Level requirements.
- 6.79 On this basis, the proposals comply with the relevant development management policies relating to noise and vibration subject to mitigation measures being incorporate into the design. The Applicant proposes a planning condition that will confirm the mitigation measures required to control noise levels internally and externally.

Daylight, Sunlight and Overshadowing

- 6.80 An assessment of the effect of the Proposed Development on Daylight, Sunlight and Overshadowing received by properties and amenity spaces adjacent to the Site has been undertaken by GIA. It utilises the BRE Guidance, the most recent of which was published in June 2022.
- 6.81 The BRE Guidance's overall purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a "fair share" of available daylight and sunlight given their relative siting, height and mass. The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.
- 6.82 The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:
- 6.83 *'The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural daylight is only one of many factors in Site layout design'.*
- 6.84 It is important to note that the BRE Guidance was principally developed for use in the assessment of low-density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought or encouraged. To facilitate the flexible application of the BRE Guidance in such circumstances, it promotes the setting of alternative target values. The city centre location of the Site and its surroundings are considered to justify the flexible application of the BRE Guidance in the daylight and sunlight amenity impact appraisal of the Proposed Development.
- 6.85 To assess the surrounding existing properties, the BRE Guidelines provide two main methods for assessing daylight. VSC and NSL:
- The VSC (Vertical Sky Component) method measures the amount of light available on a vertical wall or window following the introduction of barriers such as buildings.
 - The NSL (No Sky Line) method is a measure of the distribution of daylight at the 'working plane' within a room (i.e. a horizontal 'desktop' plane of 0.85m in height). The NSL divides those areas of working plane in a room which receive direct sky light through the windows from those areas of the working plane which cannot.
- 6.86 Where all of the windows meet the VSC and all of the rooms meet the NSL criteria within a property the effect is considered to be negligible.
- 6.87 For the assessment of sunlight, the approach considers the APSH (Annual Probable Sunlight Hours) for a reference point on a window (i.e. if a window point can receive at least 25% APSH, then the room should still receive enough sunlight). Windows are checked to see if they are facing within 90° of due south, with the emphasis on main living rooms and other rooms such as the kitchen and bedrooms being less important.
- 6.88 The method for assessing overshadowing is the 'sun-on-ground indicator' (SHOG). The BRE Guidelines recommend that at least half (50%) of a garden or amenity area should receive at least 2 hours of sunlight on the 21st of March, or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).
- 6.89 A total of 64 windows serving eight leisure, retail and convenience units located adjacent to the Site at 111-113 Oxford Road, were assessed for daylight and sunlight:
- In relation to daylight, five of the windows at 113 Oxford Road have minor impact as a result of the Proposed Development.
 - In regard to sunlight, there is a negligible impact to all windows assessed for both APSH and WPSH.
- 6.90 A desktop assessment of surrounding open spaces was undertaken to ascertain whether any spaces might be impacted by the Proposed Development. All Saints Park to the south, was the only open amenity area identified as being in close proximity to the Proposed Development. The report concludes that the risk of overshadowing from the new library development is low and partial shading only occurs during the last hour of the day.

- 6.91 The Assessment concludes that the Proposed Development overall shows no significant impact on the levels of daylight and sunlight access for the adjacent buildings and external amenity areas, and any localised impacts on further reduction of natural light are considered acceptable within the urban context of the Site. As such, no mitigation strategies are deemed to be required.
- 6.92 Further details of the assessment methods and conclusions are set out within the supporting Daylight, Sunlight and Overshadowing Impact Assessment prepared by Buro Happold.

Solar Glare

- 6.93 A Solar Glare Assessment has been prepared by Buro Happold and is submitted alongside this application.
- 6.94
- 6.95 At this stage, no statutory rules are available in relation to glare in the UK, however the 2017 City of London Planning Guidance requires developers and architects to consider Best Practice Design in relation to glare ('Guidance and best practice for assessing solar glare in the City of London – A Planning Advice Note'). This guidance provides clarity on potential microclimate impact arising from developments and how they need to be considered as part of the planning process.
- 6.96 The surrounding area was assessed to identify any train lines or traffic signals that might be affected by the new building. The assessment concludes that two traffic signals on Oxford Road are expected to be at risk of glare from the new proposal, however due to the distance away from the Proposed Development and the heights of buildings in between, there is not expected to be any risk of glare to the nearby train line.
- 6.97 The surrounding area was also assessed to identify potential solar glare instances from the Proposed Development that could cause disability glare issues to car drivers and the potential times during the day when the reflections may occur.
- 6.98 Traffic signals that were anticipated to be impacted are identified within the report as the most likely sensitive receptors. This location is behind the traffic signals at a 12-metre distance. This is due to the typical stopping distances for vehicles at the roads indicated speed limit of 20mph. The selected viewpoint on the road was placed at a height of 1.8 meters above the road representing a bus drivers eye level due to the Road having a high volume of bus traffic and the respective importance of the safety of the driver and vehicle occupants. The study analyses the critical field of view of the driver which is up to 30 Degrees. At this point, any discomfort or disability glare would pose the greatest risk to safety.
- 6.99 The Assessment confirms that opportunities for fritted glass at the Proposed Development will result in a minor positive effect in reducing external glare by diffusing direct sunlight and therefore strong glare effects on the drivers.

The Assessment concludes that overall, is a low risk of increasing glare to the traffic signals from the new development in comparison to the existing building. The Assessment sets out that the changes in solar glare will be minimal, and where they have changed, the glare levels are improved from the existing position.

- 6.100 For further details on solar glare, please refer to the supporting Solar Glare Assessment prepared by Buro Happold, submitted alongside this application.

Wind Microclimate

- 6.101 A Wind Microclimate Report has been undertaken by Buro Happold to assess the wind impacts of the development onto the surrounding area.
- 6.102 A Computational Fluid Dynamics modelling study following a Reynolds-Averaged Navier Stokes (RNAS) approach, was conducted to assess the potential impact of the Proposed Development on the Wind Microclimate. All buildings and structures surrounding the Proposed Development that are likely to affect the wind flows have been included explicitly within the 3D model used for the assessment.
- 6.103 The Lawson Comfort Criteria (LCC) has been used as the benchmark to describe the current and impact of the Proposed Development on the environmental wind conditions on the identified pedestrian spaces, as well as their subsequent suitability for their planned usage.

- 6.104 Conditions have been assessed on local thoroughfares, building entrances (both for the Proposed Development and surrounding buildings), existing ground floor amenity spaces and elevated level balconies, proposed amenity spaces (both at ground and elevated levels) and proposed private terraces (both at ground and elevated levels).
- 6.105 The Assessment summarises that there will be no significant adverse environmental effects and no major impacts on pedestrian safety and comfort as a result of the Proposed Development.
- 6.106 Further details are set out within the Wind Microclimate chapter, prepared by Buro Happold as a part of the supporting Environmental Statement.

TV and Broadband Reception

- 6.107 MCC suggests that a TV Reception survey should accompany all planning applications over four storeys in the interest of residential amenity as outlined by Core Strategy policy DM1.
- 6.108 G-Tech has produced a television reception report in support of the application to assess the potential impact of the Proposed Development on local television signal.
- 6.109 A desktop-based study and baseline survey were undertaken to assess the possible effects and impacts on the reception of television and radio broadcast services from the Proposed Development. The study has focused on the reception of VHF (FM) radio and the two television broadcast platforms that could possibly be impacted by the Proposed Development - digital terrestrial television (DTT) and digital satellite television services.
- 6.110 The report concludes that the Proposed Development is not expected to cause widespread Freeview interference, however minor degradation to properties immediately south-west of the Site could occur. The report sets out however, that any interference that occurs can simply and cost-effectively be restored through antenna betterment, which is a standard and easy mitigation solution to adopt.
- 6.111 The report concludes that the Proposed Development may cause Freesat and Sky interference, however if interference does occur, this can be restored through the repositioning of satellite dishes to new locations without an obscured line-of-sight view to the serving satellites.
- 6.112 The report concludes that the Proposed Development is not expected to interfere with the reception of VHF(FM) radio services.
- 6.113 Full details are set out within the supporting Television and Radio Reception Impact Assessment submitted alongside this planning application.

Flood Risk and Drainage

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN17 – Water Quality
- Core Strategy Policy DM1 – Development Management
- Manchester and Salford Strategic Flood Risk Area

Material considerations and guidance:

- NPPF Section 14 - Meeting the challenge of climate change, flooding and coastal change (paragraphs 159 and 161 to 166)

Flood Risk

- 6.114 Buro Happold has produced a Flood Risk Assessment which concludes that the EA flood maps show the application site to be situated within the Flood Zone 1, at low risk of tidal fluvial flooding. Flood risk from all

other sources has been assessed to be low. The proposed development is appropriate within Flood Zone 1. Therefore, the sequential test process outlined in the NPPF is deemed to be passed and the exception test is not required.

6.115 Further details are outlined within the Assessment submitted alongside this application.

Drainage

6.116 Buro Happold has produced a Drainage Strategy which outlines the proposed strategy, including estimated peak flows. Foul and surface water from the site is proposed to be drained into the combined sewers. Investigations are to be carried out to determine the precise points of connection from the existing site, and any reuse of existing connections will be agreed with United Utilities.

6.117 A review of potential sustainable drainage techniques has been provided within the Report. It is considered that the following options are possible but need to be analysed fully during detailed design and dealt with via the use of a planning condition:

- Permeable Paving: Surfacing systems which allow water to infiltrate through the surface to an underlying gap-graded sub-base or into a sub-base tank and attenuated before discharge either through infiltration or restricted discharge.
- Attenuation Storage Systems: Attenuation storage systems are used to create a below-ground void space for the temporary storage of surface water before controlled release. Due to the restricted external space within the site, oversized pipes will be the main form of attenuation.
- Proprietary Treatment Devices: Proprietary treatment systems are manufactured products that remove specified pollutants from surface water runoff. As part of the development, proprietary treatment devices will provide treatment to the entire site, but in particular the delivery area to capture pollutants before discharging from the site.
- SuDs Operation and Maintenance: Regular maintenance of the sustainable drainage system is essential to preserve the current performance of the existing SuDs. An Operation and Maintenance Manual will be prepared in accordance with the CIRIA guidance C753 section 32.

6.118 Runoff from the proposed development is to be attenuated and released at a controlled rate in order to provide a betterment when compared with the pre-development rate. Due to the extensive constraints across the site, including buried utilities (including fibre-optic cables associated with the Manchester Metropolitan University Data Centre), tree root protection zones, and constrained external areas, a 20% betterment is targeted.

6.119 The drainage strategy is designed to ensure on-site flood risk is managed up to the 1 in 100 year storm event, with a 30% allowance for climate change, and there is no increase in off-site flood risk as a result of the development.

6.120 Following a review of site constraints, and coordination with the Landscape Architect, permeable paving has been assessed as being the most appropriate SuDS feature for use within the development.

6.121 Please refer to the Drainage Report prepared by Buro Happold in support of this application.

Waste and Servicing

Relevant policies, material considerations and guidance:

- Planning Policy: Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN19 – Waste

Material Considerations and Guidance:

GD04 Waste Storage and Collection Guidance for New Developments

6.122 A Waste and Recycling Storage and Disposal Plan has been prepared by Manchester Metropolitan University.

Waste

- 6.123 Manchester Metropolitan University has undertaken the necessary calculations to forecast waste creation from the Proposed Development. This has fed into the requirements for bin capacity, including waste recycling proportions.
- 6.124 The waste storage for the building will be in Eurobins placed in a specific location within the allocated wooden compound space for waste storage, when these are full, they will be removed and emptied by the waste contractor, prior to being returned.
- 6.125 All Eurobin movements by Manchester Metropolitan Facilities Teams and contractors will take place next to the bin store in the area within the All Saints Campus boundary.
- 6.126 The volume of waste produced has been modelled considering the proposed number of occupants, type of business activities and MCC GD04 Waste and Collection Guidance for new developments Version 6.00 along with the University's pay by weight data provided by their waste contractor. Data from peak times (October & November 2022) shows that 13440L capacity is required on site to service the buildings at current capacity.
- 6.127 As a result of this exercise, the University will increase storage to 16 x 1100 Eurobins and 4 x 240l Wheelie bins. This is an increase of 26% capacity compared with the current provision (12 x 1100 Eurobins and 4 x 240l Wheelie bins) and 38% over that modelled as the current maximum required.
- 6.128 This increase in provision is in line with the proposed growth in building footprint in m2 of the buildings serviced (All Saints East & Library) of 26% (17000m2 to 21400m2).
- 6.129 There is capacity to accommodate the proposed containment plus an additional 2x 770l bins for clinical and hygiene waste within the existing bin store structure (once it has been relocated north).
- 6.130 Based on the model outcomes, the overall Eurobin provision should be a minimum of 50% for general waste and 50% for recyclable waste, the proposal is to provide the following capacity for the all the buildings (All Saints Building and All Saints Library) serviced:
- 8 x 1100l Eurobins for general waste.
 - 5 x 1100l Eurobins for paper and card.
 - 3 x 1100l Eurobins for plastic bottles and tin cans.
 - 2 x 240l Wheelie bin for glass.
 - 2 x 240l Wheelie bin for food waste.
 - 2 x 770l bins for clinical & hygiene waste will also be located in this area.
- 6.131 The proposed location of the waste storage area is within a wooden structure, located immediately outside of the Site boundary to the north, next to the bike shelter on Oxford Road. The waste strategy remains as in the functioning library.
- 6.132 For further details of the waste strategy, please refer to the supporting document submitted alongside this planning application.

Servicing

- 6.133 The Site benefits from a vehicular access for delivery vehicles from Chatham Street via a service access road around the Faculty of Business and Law to the west.
- 6.134 The service access road is controlled with a drop arm barrier. Delivery and servicing vehicles use the access road as the main route for deliveries and collections for the library.
- 6.135 Deliveries and collections are irregular and made by various vehicles, including lorries, large tail lift vans and smaller light vans. The largest vehicles servicing the library are 10m rigid vehicles and refuse vehicles.
- 6.136 The service access road leads to a loading bay to the north-west of the library. Deliveries to the loading bay include electrical items, batteries, furniture and book collections. Private individuals can also use the access road and loading bay to deliver archives and donations.
- 6.137 An enlarged turning area is proposed behind the library loading bay to improve the turning for servicing vehicles.

- 6.138 An internal servicing bay is provided within the Proposed Development, on the northern elevation.
- 6.139 All deliveries at the development will be undertaken between the hours of 07:00 and 20:00, with café/events space collections made from 08:00 onwards in order to ensure no disruption towards future surrounding residential units.
- 6.140 As the Proposed Development will be located within the All Saints campus, deliveries are likely to be made as part of a combined service route so each building would be serviced in turn.

Safety and Security

Relevant policies, material considerations and guidance:

Planning Policies:

- Core Strategy Policy DM1 – Development Management

Material considerations and guidance:

- NPPF Section 8 – Promoting healthy and safe communities (paragraph 92)

- 6.141 A Crime Impact Statement has been prepared by Greater Manchester Police (GMP). The Statement assesses the development using principles of ‘Crime Prevention through Environmental Design’.
- 6.142 The report outlines that the Proposed Development is well located and presents no significant issues from a crime prevention perspective. The following recommendations are set out as preventative measure to improve the overall security of the building and wider site:
- Security rated external doors, window frames and laminate glazing;
 - CCTV and intruder alarm systems installed and linked up within the Site-wide system; and
 - Review the perimeter fencing, particularly in remote areas to ensure the wider Site remains secure.
- 6.143 The project team has provided an initial response against these recommendations within the Design and Access Statement prepared by Hawkins Brown and SHL.
- 6.144 Whilst the Library will operate as a 24hour building in-use during term time, the security strategy for the two main entrances responds to the different adjacent conditions of the building. The Oxford Road entrance will operate during standard hours of operation (9am-7pm) and be closed out of hours. Whilst the All Saints Park entrance will continue to operate during a 24 hour period in term time. An option to “close down” some of the upper floors of the building when needed for sustainability and security reasons is to be further explored through detailed design.

Ground Conditions

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EN18 – Contaminated Land and Ground Stability
- Core Strategy Policy DM1 – Development Management

Material considerations and guidance:

- NPPF Section 15 - Conserving and enhancing the natural environment (paragraphs 183 to 188)

- 6.145 A Ground Conditions report has been produced by Buro Happold to assess the site.
- 6.146 An Initial Conceptual Site Model has been determined and a Preliminary Risk Assessment with respect to ground contamination has been carried out for the Site on the basis of the available data. The main sources of potential contamination have been identified and the potential risks have been qualitatively assessed.

- 6.147 The report confirms that there is moderate-low risk related to infilled land / made ground / demolition debris, in relation to investigation and construction workers and degradation of water quality (Superficial Secondary Aquifer and Bedrock Principal Aquifer).
- 6.148 The potential risks associated with the Site due to geology, site history and land use in the surrounding area are set out within the Report, along with the recommendation to undertake an intrusive site investigation with geotechnical and geoenvironmental aims and objectives. The Report sets out that the geoenvironmental aims should set out an understanding of: the presence, extent, and nature of any made ground / fill materials; the ground gas regime; and the shallow groundwater regime. The Report sets out that the investigation should also identify the potential pathways and allow assessment of risk to sensitive receptors.
- 6.149 The Report sets out that the data obtained from the investigation will be collated, assessed and presented within a suitable report for submission to the Council, including recommendations and the need for any remediation measures. Full and final details will be submitted and agreed with MCC as part of the detailed design stage, within the condition discharge process.

Construction Management

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy DM1 – Development Management

- 6.150 Chapter 5 of the Environmental Statement sets out the proposed construction methodology and expected programme for the redevelopment of All Saints Library.
- 6.151 The construction programme for the Proposed Development will span a period of approximately four years. The demolition of the existing All Saints Library building, the construction of the new tower and refurbishment works will be undertaken in a single phase.
- 6.152 The construction programme has been based on normal construction working hours in line with Manchester City Council guidance to protect residential amenity. Construction activities will be managed in accordance with the relevant guidance and legislation.
- 6.153 Any impacts on amenity during construction will be temporary in nature. Mitigation will be implemented in line with the recommendations set out by the noise assessment, prepared according to the relevant legislation and guidance.
- 6.154 In line with the requirements of Policy DM1, the construction management measures will consider any effects on amenity, crime, refuse management and vehicular access and servicing. The contractor will be required to adhere to the Considerate Contractors initiative.
- 6.155 Full and final details relating to construction management will be submitted as a part of the detailed design stage, and will be agreed via the condition discharge process.

Local Labour Agreement

Relevant policies, material considerations and guidance:

Planning Policy:

- Core Strategy Policy EC1 – Employment Growth and Economic Growth in Manchester

- 6.156 The Applicant is committed into entering into local labour agreements with MCC to ensure the jobs created are for the people of Manchester during both the construction and operational phases of development.
- 6.157 Multiplier effects as a result of spill-over spending through the supply chain (indirect impacts) and through knock-on consumer spending as a result of wages being derived or spent locally (the induced impacts) will generate a additional spending and jobs during the construction phase.

- 6.158 Whilst the development will replace the extant library, the expansion of educational space will result in the introduction of more students to the area.
- 6.159 Furthermore, a number of positions will be supported in relation to the operation of the Proposed Development. It can be reasonably assumed that the Proposed Development will support circa. 50 FTE jobs during operation.
- 6.160 Further details are provided in the Local Labour Agreement submitted as part of the planning application.

Summary

- 6.161 This section of the report provides a summary of how the application proposals have been comprehensively assessed in relation to the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of an Environmental Impact Assessment and other technical reports.
- 6.162 The conclusion of that process is that the proposals are in accordance with the Development Plan when taken as a whole and positively address the material planning considerations such that they merit the support of the Local Planning Authority.

7 Tall Building Evaluation

- 7.1 This section has been prepared in order to present the Proposed Development in their local urban context and assess the extent to which they are considered to be appropriate in relation to relevant Guidance and Policy criteria.
- 7.2 Core Strategy Policy EN2 Tall Buildings sets out that tall buildings are defined as those which “*are substantially taller than their neighbourhoods and/or which significantly change the skyline*”. Whilst it could be argued that the proposed building is not ‘tall’ in the context of recent and committed schemes in and around Oxford Road, such as Circle Square, a tall building evaluation has been completed to be robust given the increase in height from the current library and the lower heights in the immediate context of the buildings.

Tall Building Policy and Guidance

- 7.3 The evaluation of the Proposed Development as set out below is based on the criteria contained in the ‘Guidance on Tall Buildings Document’¹² published by Historic England in March 2022 and in particular against the criteria set out within Section 4 of that document. The proposals are also assessed against the Core Strategy Policy EN2 (2012) on Tall Buildings.
- 7.4 It sets out that the following factors to determine the potential impacts that tall buildings could have on the historic environment:
- Quality of places: the distinctive qualities and values of a place including historic character and context;
 - Heritage: understanding the significance of the historic environment and the potential impact on this significance;
 - Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views. This includes the setting of heritage assets;
 - Functional: the design, embodied carbon and carbon cost, construction and operation;
 - Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climatic changes could have upon their fabric, and how they are experienced; and
 - Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.
- 7.5 Historic England’s Advice Note 4 goes on to suggest that these can be considered by assessing how a proposed tall building responds to the following:
- The response to local context;
 - Impact on the Local Environment
 - Architectural Quality;
 - Functional design;
 - Sustainable Design and Construction; and
 - A Well Designed and Inclusive Environment.
- 7.6 These six items have been used to structure this Section. To avoid repetition, reference is made to commentary contained within the preceding policy assessment in Section 6 as appropriate.

¹² Historic England (2022), *Historic England Advice Note 4 – Tall Buildings*. Accessed [here](#).

The response to local context

- 7.7 With regard to responding to the Local Context, the Historic England Guidance 13 states the following:
- “Understanding local context (including its evolution) is critical to achieving good design. This includes considering how the tall building relates to neighbouring buildings. It is important that the massing and scale of the building is appropriate in relation to its surroundings and responds to context to avoid or minimise harm to the significance of heritage assets. It is helpful to consider the relationship between the top, middle, and bottom sections of a tall building with their surroundings and the potential impact on streetscape, town/cityscape and skyline. Where tall buildings are proposed in regeneration areas, there may be opportunities to improve local character through design.”*
- 7.8 This part of the policy also relates to Policy EN2 contained in the Core Strategy, namely that proposals for tall buildings should “ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.”
- 7.9 Significant consideration has been given to the location and form of the Proposed Development to ensure they sit comfortably within their surrounding context. Full details of the design options explored for the taller building are provided in the Design and Access Statement.
- 7.10 As a part of this process, it was important to identify the key townscape and heritage viewpoints. In line with Advice Note 4, a Zone of Visual Influence was used as an initial tool to understand the impact of the Proposed Development and was supplemented by site visits by the heritage, townscape and design teams. These verified viewpoints were agreed in conjunction with the design team, the TVIA consultant, the heritage consultant and MCC.

Townscape

- 7.11 The TVIA (ES Chapter 7) was undertaken by Planit and examines the impact the Proposed Development will have on the townscape of Manchester City Centre and on the townscape character of the zones immediately surrounding the Proposed Development.
- 7.12 A three-stage assessment process is adopted within the report. The sensitivity of receptors has been assessed and the nature of effects likely to result from the Proposed Development.
- 7.13 The assessment concludes that the Proposed Development will result in major to moderate significance effects, in line with the EIA Regulations (2011) categories. This acknowledges the degree of change that is taking place within the wider townscape and the Proposed Schemes overall fit within delivering the aspirations of the City through adopted policy for growth and enhancement of the Oxford Road Corridor and Manchester Metropolitan University through its Estate Strategy.
- 7.14 A total of six townscape receptors and eight visual receptors were identified and considered as part of the assessment.
- 7.15 The study area for the assessment encompasses the full extent of the Site, and also takes into consideration the immediately adjacent townscape character areas which the Proposed Development may significantly influence.
- 7.16 A total of 8 viewpoints have been agreed and were used to assess the visual and townscape impacts, as included within ES Chapter 7.
- 7.17 During the construction phase the townscape and visual effects include:
- Site setup and site compound (visual effects).
 - Site/boundary fencing (visual effects).
 - Highways alterations, site access and deliveries (movement and linkages – townscape).
 - Site clearance, removal and disposal of any existing material (landscape and visual effects).
 - Contractor parking, plant and equipment (visual effects).

¹³ Ibid.

- Works associated with service diversions and removal / capping of redundant services (visual effects).
 - Ground works including site demolition, levelling and preparation (townscape character, urban grain, topography – townscape effects and visual effects).
 - Earthworks (including formation of retaining walls and piled foundations etc.) (topography – townscape effects and visual effects).
 - Works associated with construction of the library building (visual effects).
 - Public realm and associated landscaping works (townscape and visual effects).
- 7.18 Impacts resulting from the operational phase have been identified with reference to interactions between the Proposed Development and townscape and visual receptors, a detailed list of these receptors and the potential impact can be found within the ES.
- 7.19 Of the six Townscape Character Areas assessed, none are identified as experiencing ‘significant’ effects. The predicted townscape effects are Minor- Moderate.
- 7.20 The Assessment sets out that there will be only one moderately significant townscape effect during the construction and operational phases on site character. Due to the demolition process, there will be an adverse impact on townscape due to the loss of key site characteristics during the construction process. However, the assessment sets out that during operation, the effect will be beneficial as the Proposed Development will transform the Site to a high-quality university faculty building and a local level landmark, with enhanced public realm.
- 7.21 The remaining townscape receptors are all assessed as experiencing minor effects at construction and operational stage. All townscape receptors were assessed as having beneficial effects in the operational stage.
- 7.22 Of the 8 representative viewpoints, only one view is assessed as having moderately significant adverse visual effects during the construction period (view 4). The visual effects to the remaining seven viewpoints are either considered to be not significant or as minor adverse.
- 7.23 During the operational stage, no views were assessed as having adverse effects. Three views (1,2 and 4) were assessed as having moderately significant beneficial effects. All remaining views were assessed as having minor beneficial or not significant effects.
- 7.24 Further details in relation to Townscape are set out within the TVIA prepared by Planit, submitted alongside this application.

Impact on the Local Environment

- 7.25 With regard to impact on the local environment, Advice Note 4 sets out:
- “People’s experience of local character and the historic environment can be affected by factors such as wind and other microclimatic changes, overshadowing, and light pollution from the development of a tall building. In some cases, this has the potential to impact the physical fabric of heritage assets. It is important to test impacts on the local environment at design stage and present these through the application process to reduce the incidence of interventions being required to mitigate impacts post construction (which may in turn harm character and quality of a site, street or area).”*
- 7.26 Similarly, Policy EN2 states that:
- “By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.”*
- 7.27 It is concluded within Section 8 of the Heritage Statement prepared by Deloitte and submitted as a part of this planning application, that the proposal will have a negligible impact on the special architectural and historic interest of the identified listed buildings and the Proposed Development will result in less than substantial harm to the identified surrounding heritage assets.

7.28 Consideration of the Proposed Development in relation to its effect on the local environment and amenity is provided in the following locations and can be briefly summarised as:

- **Heritage:** As assessed and concluded within the Heritage Statement submitted alongside this application, the Proposed Development will have a negligible impact on the special architectural and historic interest of the identified listed buildings and the Proposed Development will result in less than substantial harm to the heritage assets.
- **Daylight, Sunlight and Overshadowing:** As detailed within Section 6, the Daylight, Sunlight and Overshadowing Assessment submitted alongside this application robustly assesses the impact of the Proposed Development on nearby residential properties and amenity areas.
- **ES Chapter Wind Microclimate:** Overall, there will be no significant adverse environmental effects and no major impacts on pedestrian comfort as a result of the Proposed Development as outlined within the Wind Microclimate chapter of the ES, submitted alongside this application.
- **ES Chapter Greenhouse Gases and Climate Change:** Overall, there will be no significant adverse environmental effects as a result of the proposed development. Since the effects of climate change are dynamic and constantly changing, specific mitigation is difficult, but outlined in the Climate Change chapter of the ES.

7.29 In summary, the potential impact of the Proposed Development on its surroundings and on amenity is considered in the above technical assessments and within this Statement. In conclusion, the results of the technical assessments do not result in unacceptable impacts on amenity, when considered in the context of the economic and regeneration benefits of the Proposed Development.

Architectural Quality

7.30 With regard to architectural quality of the Proposed Development, Historic England's Advice Note states:

"Consideration can be given to whether a distinctive landmark design or a restrained architectural response is more appropriate in terms of the likely impact on the historic environment. High-quality architecture involves designing a tall building 'in the round' so it is coherent from all directions taking account of a building's scale, form, massing, proportions, silhouette, façade materials and detailed surface design. It is important to note that not all tall buildings can be landmarks, and not all landmarks need to be tall buildings"

7.31 Similarly, Policy EN2 of the Core Strategy states that proposals for tall buildings will be supported where it can be demonstrated that they are "of excellent design quality". The elements of the design as they relate to the visual impact on the historic environment have been discussed in detail earlier in this Statement.

7.32 As set out in Section 4, the Proposed Development has been designed by reputable Manchester architects and landscape architects, and SHL who have considerable experience in library buildings internationally. The core design team has undertaken extensive contextual analysis of the Site and surroundings and recognise the high-profile nature of the Site. In this respect, a significant amount of time has been spent developing the proposal through several design stages from competition to planning submission to propose a viable and deliverable scheme.

7.33 Full details of the proposed architectural design are contained in the Design and Access Statement and have been summarised in Section 4 of this Statement that sets out the exceptional quality of the proposals. This process has been supported by the technical studies undertaken throughout the design development stages.

7.34 Key considerations in line with the Historic England Tall Building Guidance is provided as follows:

- **Scale:** The proposed scale of the building sits comfortably within its existing context, given it is surrounded by taller existing and under construction developments such as the Circle Square buildings further north on Oxford Road. The Proposed Development (13 storeys) has been designed to create a strong visual marker and sense of arrival for those entering the university 'quarter' along Oxford Road, creating greater legibility in the area.

- **Form and Proportions:** The form of the Proposed Development, has been designed to create a landmark building within the University campus. The new build element of the development has been carefully designed to create a highly distinctive silhouette, with a ribbon of solid wall, intercut with 'cuts' of glazing, running up towards the sky. Through design development, the appearance and form of the proposals have been tested and refined so that the building maximises the development potential and provides a high-quality addition to Manchester's built environment.
- **Materiality:** The design for the building draws from the surrounding architectural context with a building that is contemporary in its architectural resolution whilst also comfortable in the immediate context. The colour palette of the façade is inspired by the Site and its surroundings, particularly the red hues of the typical Manchester brick skyline.

7.35 In summary, the building is considered to be of high architectural quality, complementing the existing surroundings and the emerging developments along the Oxford Road Corridor.

Functional design

7.36 With regard to functional design, Historic England's Tall Building Guidance states:

"Façade treatment and finishes, external lighting, placement of plant, servicing and use of advertising screens are all important considerations in locations where locally distinct features are vulnerable to change in local context and character. The functional design of new buildings needs to consider and respond carefully to the historic environment. Historic environments often demonstrate strong street-based urban design qualities. Tall buildings often need to balance a range of needs, including greater servicing demands for ground floors. However, the design of tall buildings should reflect or reference local street-based qualities, such as active frontages and human scaled design at street level."

7.37 Similarly, Policy EN2 states that "submissions for tall buildings should also include appropriate measures to create an attractive, pedestrian friendly local environment" and "contribute positively to placemaking" and "play a positive role to placemaking in the wider area."

7.38 The building has been designed to incorporate active frontages on the elevations to animate the streetscape, add vibrancy into the surroundings and provide a level of natural surveillance into the area. Within the building, the design of the ground floor has been developed to provide a simple and clear layout that is easy to use.

7.39 A dedicated loading bay has been provided to serve the building which can be accessed to the north of the building towards Oxford Road. This will provide adequate access for delivery and refuse vehicles and will overall, help to concentrate vehicular activity to one area and improve the pedestrian experience surrounding the area.

Sustainable Design and Construction

7.40 Advice Note 4 sets out that tall buildings should "provide opportunities to enhance the appearance of an area and reduce harm to the historic environment through the re-development or retrofit of a tall building can be explored. Considerations may include different massing options; improvements to the base of the building and public realm; using durable high-quality materials; and whole life carbon costs." Policy EN2 also states that the proposals should "contribute positively to sustainability" and "be served by public transport nodes".

7.41 Consideration of the Proposed Development in relation to sustainable design and construction is provided in the Sustainability Statement prepared by BDP submitted in support of this application.

7.42 In line with the University's Leadership in Sustainability (2022 – 2026) strategy, and their 2030 vision and continued leadership within the field of sustainable development, the Proposed Development will achieve BREEAM Excellent, WELL Building Standard Gold, and at least 80% of the targets listed within the University's environmental sustainability (ES) tracker.

7.43 The Environmental Standards Statement submitted alongside this application confirms that the based on the SBEM calculations carried out at this stage the development is capable of achieving compliance with Part L 2021, demonstrating a minimum improvement of 27% over Part L 2013. This, in turn, demonstrates compliance with the EN6 planning requirement of 15% improvement on Part L 2010, which is approximately 6% over above Part L1 2013.

- 7.44 The development adopts a “fabric first” approach to developing an efficient, low carbon, comfortable and healthy environment, with heat loss due to building fabric and air leakage being reduced to a minimum. The development proposes a large amount of roof mounted PV arrays, further reducing the carbon emissions of the building.
- 7.45 It should also be noted that significant economic benefits will be associated with the scheme during both construction and operation through creating employment for local people and fostering investment to help support the local economy.
- 7.46 The scheme will drive wider societal benefits by increasing the level of connectivity between the Site and wider City and foster a sense of place through new high-quality development enhancing the vibrancy of the area.
- 7.47 In summary, the sustainability of the Proposed Development and measures to reduce its energy consumption have been considered from the initial phases of the development, and at each stage of the build process. Measures to reduce the energy consumption of the building during the construction phase, when making materials choices, and when operational have also been incorporated.

A Well Designed and Inclusive Environment

- 7.48 Historic England’s Advice Note states that *“the way tall buildings are experienced at ground level is an important consideration as tall buildings can have a significant impact on the historic streetscape and public realm. In some cases, redevelopments may create opportunities to enhance elements of the significance of heritage assets by opening lost views or revealing historic street patterns”*.
- 7.49 The Proposed Development will create a well-designed and inclusive environment, respecting the needs of the buildings users as well the wider community. The building has been developed with an inclusive approach to allow easy, safe, and secure access to all areas of the buildings and surrounding landscape.
- 7.50 The new landscaping scheme will create a welcoming, pleasant environment, which will provide the opportunities for recreation and relaxation for students and the general public. This includes areas of soft and hard landscaping alongside street furniture, along Oxford Road and All Saints Park frontage.
- 7.51 In addition to this, students and staff at the university will have access to a landscaped rooftop area, located at level five of the new university building. This will act as an extension of the library space, providing an area to study, socialise and relax. The green infrastructure provided at this location will help to tie the Site into the surrounding areas of open space to form a key part of this network.
- 7.52 The five mature trees that are located between the library building and Oxford Road are to be retained and long-term management of these will be undertaken to ensure the good health of the trees in the long-term.
- 7.53 Strategically, the investment in public realm will improve the human-scale environment along the Oxford Road Corridor, framing the key arterial route, with improved public realm.

Summary

- 7.54 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 as such, is wholly compliant with Historic England’s Guidance on Tall Buildings
- 7.55 Policy EN2 of the adopted Core Strategy (July 2012) states that: “Tall buildings are defined as building which are substantially taller than their neighbourhood and/or which significantly change the skyline.” As the Proposed Development meets this criteria, the table below assesses the proposals against the criteria set out in this Policy.

Policy EN2 Tall Buildings from the Manchester Core Strategy (2012)	Response
Are of excellent design quality. A fundamental design objective will be to ensure that tall buildings complement the City's key existing building	The proposals have been designed by a professional design team with significant experience and track record of delivering projects of this complexity and scale.

Policy EN2 Tall Buildings from the Manchester Core Strategy (2012)	Response
assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including its skyline and approach views.	The Oxford Road Corridor Framework supports the development of new development ventures which transform key locations within the Corridor. The proposals 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.
Are appropriately located. Suitable locations will include sites within and immediately adjacent to the city centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes	The Proposed Development is in a highly sustainable and accessible location. To the north of the site, within an eight minute walk, there is Oxford Road Train Station and within a 12 minute walk is St Peters Square Metrolink stop. There are a number of key bus routes located immediately adjacent to the Site along Oxford Road. The proposals will also promote walkability between the Site, Hulme and the City Centre.
Contribute positively to sustainability. By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.	The proposals will provide a sustainable, long term building that complements its surroundings. The proposals include an area of public realm around the building and a roof top open space at level 5 of the building. A Sustainability Statement has been prepared by BDP and submitted as part of the application. This states that the proposals are developed in line with the University's Leadership in Sustainability (2022 – 2026) strategy, and their 2030 vision and continued leadership within the field of sustainable development, the Proposed Development will achieve BREEAM Excellent, WELL Building Standard Gold, and at least 80% of the targets listed within the University's environmental sustainability (ES) tracker.
Will bring significant regeneration benefits. It will also be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.	The site is currently underutilised in terms of scale and design, with an outdated aesthetic and an increased demand for library space. The proposals regenerate the Site, delivering high quality library accommodation that is required within the city. The proposals will also include attractive new public realm at ground level and at an open roof-top space at level 5 of the building. The regeneration of the library will be significant in improving the pedestrian experience for those entering the city on foot from Hulme. The development will directly deliver on the objectives and development principles of the Oxford Road Corridor Vision and city-wide ambitions set out with the adopted development plan. It will further contribute to the range of high quality developments adjoining the inner ring road in Manchester, on sites that were once either vacant or underutilised. The project will be a beacon for the University in this regard and also for the wider Oxford Road Corridor. The proposals are designed by an experienced and highly credible Applicant and Design Team. The proposals have been put through a rigorous appraisal to ensure it can be built out in line with this application. Manchester Metropolitan University's

Policy EN2 Tall Buildings from the Manchester Core Strategy (2012)	Response
	project executive have considered the proposals are in line with their budget expectations.

8 Summary

- 8.1 This Planning and Tall Building Statement has been prepared by Deloitte LLP in support of a Full Planning Application for the redevelopment of the All Saints Library within Manchester Metropolitan University's All Saints Campus in Manchester City Centre.
- 8.2 Manchester Metropolitan University is a key institution in the city. They have a track record of high quality development, including both refurbishment of historic buildings across their estate, and new build infrastructure such as SODA and the Business School.
- 8.3 The wider Oxford Road Corridor has been earmarked as a priority regeneration area within the 'Corridor Manchester Strategic Vision to 2025'. As part of this, higher education is clearly indicated as a key priority in this area. A substantial amount of development has been undertaken to date in the SSF area through Circle Square and other Manchester Metropolitan University developments, indicating this Site is highly appropriate for development, as an educational building.
- 8.4 Higher education is integral to Manchester's continued growth aspirations. Attracting the best talent through students, and importantly, retaining them as graduates in the workforce, increases GVA, encourages knowledge retention and increasingly allows Manchester to continue to innovate. Whilst the current building is functional to a degree, it does not hold the sustainability credentials that Manchester Metropolitan University are seeking to reach, nor is it large enough for the projected student numbers. Manchester Metropolitan University require a truly special building, to act as a focal point and 'hub' of student experience for the University.
- 8.5 The Proposed Development comprises a market leading library building with sustainability integrated at the forefront. The proposals have been created in line with the University's Leadership in Sustainability (2022 – 2026) strategy, and their 2030 vision and continued leadership within the field of sustainable development, the Proposed Development will achieve BREEAM Excellent, WELL Building Standard Gold, and at least 80% of the targets listed within the University's environmental sustainability (ES) tracker.
- 8.6 The building is designed by Hawkins Brown Architects and Schmidt Hammer Lassen is a thirteen storey building, with rooftop plant and a rooftop terrace area provided at level five of the building. Hawkins Brown is an internationally renowned practice with over 250 architects and designers, and their office in Manchester is responsible for a wide range of achieved projects. On this project, they are working with Schmidt Hammer Lassen, a Danish firm, who have particular expertise with Library buildings.
- 8.7 The brief for the project has always been focused on a high quality design to reflect the existing quality at the All Saints Campus and along Oxford Road. The colour palette is inspired by the site context, drawing on hues from the vibrant Manchester skyline, which have been carefully echoed into the reveals of the windows, across all four elevations.
- 8.8 The approach to landscaping and public realm at ground floor level and at level five of the library building, designed by Planit, integrates the building within the surrounding open spaces, creating a network, particularly All Saints Park, which is currently undergoing redevelopment.
- 8.9 The redevelopment of the Site as an educational library development fully complies with the national and local development plan policies.
- 8.10 The Site is in a strategic location due to the proximity of a wide range of transport links. The Site is within easy reach of areas of work, leisure facilities, public transport and other social infrastructure facilities and would cater to the growing number of students in the city.
- 8.11 A comprehensive design evolution process has been undertaken and the design has been continuously tested to ensure that the optimal solution for the Site is achieved. An extensive viability review has been undertaken at several stages throughout the design process, to ensure that a viable and deliverable scheme is proposed. This has included consultation with a range of stakeholders including Manchester City Council, Greater Manchester Police, and the wider community. The Proposed Development has been designed to respond to the surrounding area and the historic context. A comprehensive design analysis has been

undertaken to ensure that the scale of the development reflects its prominent location on Oxford Road and adjacent to the Mancunian Way, two arterial routes into Manchester City Centre.

- 8.12 A full technical consultant team have been involved in the design process through all design stages, continuously testing the Proposed Development with technical studies to ensure any impacts of the proposals have been assessed appropriately and are mitigated against.
- 8.13 The Proposed Development achieves the desired streetscape variety and will act as a landmark entry-point to the city centre. The Proposed Development fully complies with the policies and guidance in relation to tall buildings.
- 8.14 The Proposed Development is a high quality scheme which is not only a benefit to the students but also for the wider Oxford Road Corridor and its connectivity to Hulme, Castlefield and Deansgate, as well as the wider City Centre and areas in south Manchester.
- 8.15 The proposed development will bring the following benefits:
- **A viable use of an underused site:** the currently unused site is unattractive and fails to fully utilise the positive attributes of the Site. The proposals are wholly in line with the adopted development plan and Oxford Road Corridor Vision, which identify the need for investment in educational facilities and transformational development. The redevelopment of the Site will maximise the benefits that can be delivered from the Site, whilst providing an attractive environment that will encourage further investment in the surrounding area.
 - **Support employment opportunities:** The scheme will support the growing economy in Manchester. The forecasted economic growth of Manchester indicates the employment opportunities will be concentrated in the city centre. In addition, during the construction phase, employment opportunities will be created.
 - **Societal and cultural benefits:** the ground floor will be open to the public to enable experience of the arts; through shows, exhibitions and presentations.
 - **Contribute to the economic growth of Manchester:** The proposals will deliver an increased amount of educational floorspace, within a highly sustainable location within Manchester City Centre. This will therefore increase the footfall and local spending within the wider area.
 - **Retention of students:** A high quality educational experience will encourage the best from students, ultimately encouraging them to stay into further education at the University, or helping to promote graduate opportunities in the city.
 - **Vitality:** The redevelopment of the Site will animate the area and make it a more welcoming environment for pedestrians. Public realm improvements and redevelopment of the Site will create 24hr natural surveillance and discourage anti-social behaviour in the area.
- 8.16 In summary, a detailed assessment of the proposals has been undertaken against planning policy at all levels as set out within the body of this report. Taking all of this into account, it can be concluded that the Proposed Development is considered to be compliant with the aims and objectives of the Development Plan taken as a whole.
- 8.17 It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the Proposed Development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole. As such, the Proposed Development therefore merits of the support of the Local Planning Authority and the grant of Planning Permission.

Appendix A – Green and Blue Infrastructure Strategy

Manchester Metropolitan University Library Project Response to the Manchester Green and Blue Infrastructure Strategy October 2022

The table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Proposed Development will include high quality landscaping that will be available to students and the general public. This will include areas of soft and hard landscaping alongside street furniture along the Oxford Road and All Saints Park frontage. Additional to this, students and staff at the university will have access to a landscaped rooftop area, located at level five of the new university building. This will act as an extension of the library space, providing an area to study, socialise and relax. The green infrastructure provided at this location will help to tie the Site into the surrounding areas of open space to form a key part of this network. The five mature trees that are located between the library building and Oxford Road are to be retained and long-term management of these will be undertaken to ensure the good health of the trees in the long-term. Strategically, the investment in public realm will help continue a route along the Oxford Road Corridor, that will allow better connections through the area framed by public realm that includes hard and soft landscaping.
Objectives established to enable the vision to be achieved:	Response:
Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	The development includes aspects of new public realm, which will improve the quality of the green and blue infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre. The extant trees on Site will be subject to pruning to ensure the long-term health of the trees and the surrounding environment. All landscaping interventions will be subject to the techniques set out within the Landscape Management Plant, prepared by Planit.

Objectives established to enable the vision to be achieved:	Response:
Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	The creation of the rooftop open space on the Site will provide an open space for students to relax and study in. Soft landscaping proposals at ground floor include: • Existing plane trees along Oxford Road retained and managed over time to increase permeability and views to/from the library; • Low maintenance, low-growing ornamental planting below the existing trees suitable for dry shade; • Proposed tree with underplanting integrated into the bench at the main library entrance on Oxford Road; and • Species will be selected for their low maintenance, biodiversity and seasonal value and include native species. They will also be in keeping with planting across the wider campus. The Site will look to use permeable paving systems and areas of soft landscape planting that collectively will slow surface water run off through the Site.
Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	New public realm areas will improve linkages through the City Centre. In particular, it will help individuals to better appreciate one of Manchester's key green asset, All Saints Park. The landscaping will facilitate future linkages through the Oxford Road Corridor.
Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.	The proposed landscaping has been designed to blend in with that currently being developed at All Saints Park. The addition of the new public realm at level 5 of the library will be accessible to future and existing students at Manchester Metropolitan University, providing views across All Saints Park and the All Saints Campus. The inclusion of public realm will increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.



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