

20 March 2025

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

FAO: Michael Pearson

Dear Michael,

Manchester Metropolitan University All Saints Library – Application under Section 96a of the Town and Country Planning Act (1990) for Non-Material Amendment to Planning Permission ref. 143943/FO/2025

Please find enclosed a Section 96a Application for a Non-Material Amendment (NMA) to Planning Permission ref. 143943/FO/2025 in respect of the demolition of Manchester Metropolitan University's All Saints Library (the "Site").

The Applicant is Manchester Metropolitan University ("the Applicant").

Background

Planning Permission ref. 143943/FO/2025 for the demolition of All Saints Library was granted on 22nd December 2025. The description of development as written on the decision notice is as follows:

"Full Planning Permission for partial demolition, temporary weatherproofing and associated works at Manchester Metropolitan University's All Saints Library"

Amendment Proposals

This application seeks a non-material amendment to Condition 4a of planning permission reference 143943/FO/2025, pertaining to the temporary weatherproofing of the retained portion of the All Saints Library Building following demolition works.

The approved condition details the use of an Isoclad panel system across the retained section of the building. However, due to the irregular structure of the existing library building, it is not practical to achieve a consistent and visually cohesive finish across the entire temporary installation using an Isoclad system.

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To address this, a revised approach is proposed for the temporary 18-month weatherproofing installation, scheduled between 30th March and 19th April 2026. The revised scheme proposes the following:

- **Isoclad Panel System:** This material will be utilised specifically for the cut line of the retained building, ensuring compliance with the original intent for the immediate interface of the retained structure.
- **Cement Particle Board:** This material will be employed for the main temporary cladding on the adjacent Sandra Burslem building, which forms part of the temporary enclosure.

This alternative material is considered appropriate given the temporary nature of the installation and its ability to provide effective weatherproofing and a suitable aesthetic finish in this context.

To reflect the proposed non-material amendment and supported by new drawings submitted concurrently with this submission, Condition 4a of Planning Permission ref. 143943/FO/2025 requires rewording. The current wording of Condition 4a is as follows:

“4) a) The portion of the All Saints Library Building that is to be retained, as shown on drawings 1350B-HBA-SW-XX-DR-A-080106 Rev P1 and 1350B-HBA-XX-ZZ-DR-A-080107 Rev P1, shall be weatherproofed with an isoclad panel system upon completion of the demolition works hereby approved.”

The proposed amendment to Condition 4a is as follows:

“The temporary weatherproofing of the retained portion of the All Saints Library Building and the associated temporary cladding on the Sandra Burslem building, as detailed on drawings 1350B-HBA-SW-XX-DR-A-080106 Rev P2 and 1350B-HBA-XX-ZZ-DR-A-080107 Rev P2, shall comprise an Isoclad panel system to the cut line of the retained building and cement particle board for the main temporary cladding, upon completion of the demolition works hereby approved.”

Application Submission

In addition to this Cover Letter, the application includes the following documents:

- Application Form;
- Updated drawings:

- Site Plan: 1350B-HBA-SW-XX-DR-A-080106 Rev **P2**
- Elevation Plan: 1350B-HBA-XX-ZZ-DR-A-080107 Rev **P2**

The Application has the Planning Portal reference: PP-14792477 and the application fee of £383.00 has been paid online via Planning Portal.

We trust that the above information is suitable to enable approval of this application. We would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information, please contact [REDACTED]

[REDACTED]
[REDACTED].

Kind regards

[REDACTED]

Deloitte LLP