

Manchester Metropolitan University – All Saints Library Redevelopment

Statement of Consultation

December 2025

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1. Introduction

1.1. This Statement of Consultation (this "Statement") accompanies an application for Full Planning Permission for the development of a library building on Manchester Metropolitan University's All Saints Campus, located in Manchester City Centre (the "Site").

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

1.3. The Site is located within the Manchester Metropolitan University All Saints Campus in Manchester City Centre.

1.4. The description of the 'Proposed Development' is set out below:

"Pursuant to application ref. 143943/FO/2025, Full Planning Permission for the development of a library building (Use Class F1) of varied height (part 7 storeys and part 9 storeys to accommodate an additional 2 storeys of enclosed plant), public realm, access and servicing arrangements and other associated works."

1.5. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.

1.6. The following documents have been included within this report as evidence to support the statements that have been made:

- Site Location Plan (Appendix 1);
- Consultation Leaflets (Appendix 2);
- Consultation Boundary (Appendix 3);
- Consultation Boards (Appendix 4);
- Consultation Website (Appendix 5);
- Consultation Feedback Forms (Appendix 6); and
- Consultation Response Table (Appendix 7).

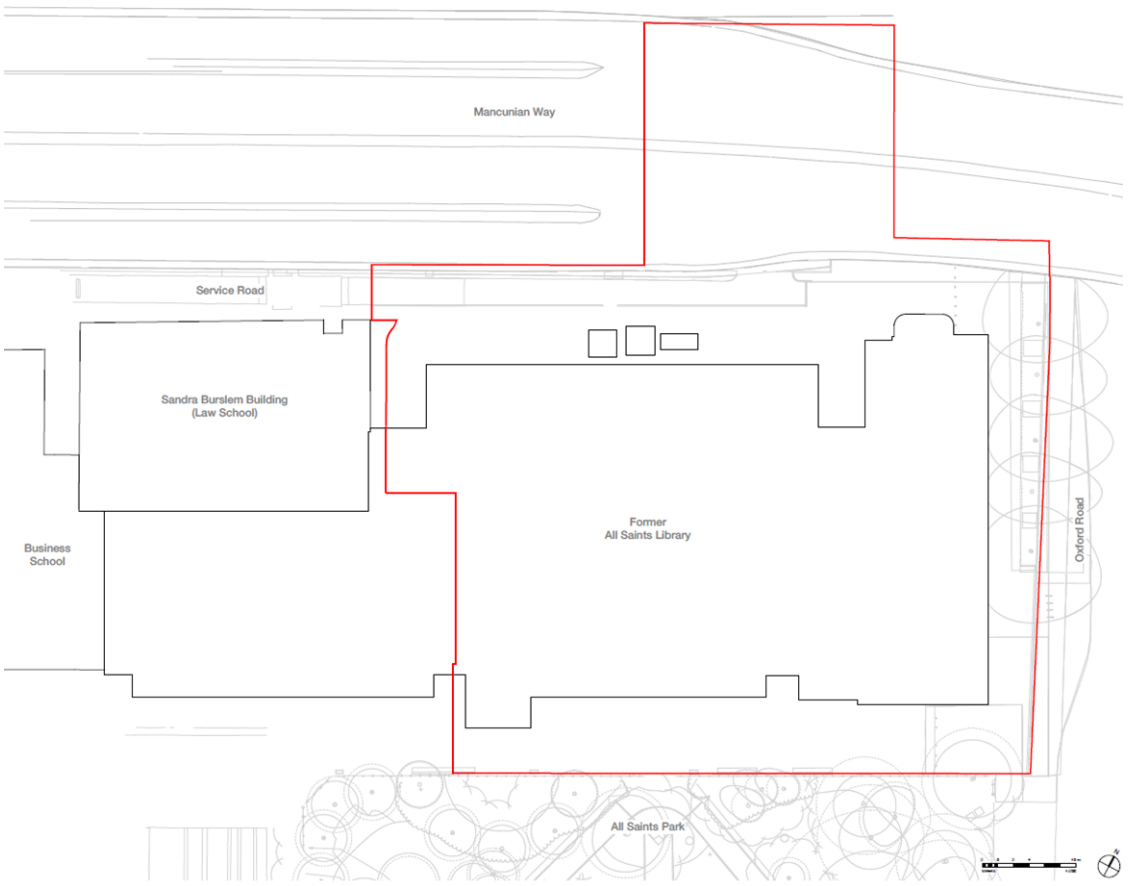
Site Description

1.7. This 0.6 hectare Site in Manchester City Centre is bound by Oxford Road to the east, by the Mancunian Way to the north, Manchester Metropolitan University's Faculty of Business and Law to the west, and All Saints Park to the south.

1.8. The Site currently comprises the All Saints Library Building; a seven-storey brick building, which has been vacant since summer 2024.

1.9. Figure 1.1 defines the application site boundary in red.

Figure 1.1: Site Location Plan



1.10. The Site's strategic location places it within the Oxford Road Corridor, a designated priority area for higher education and a significant economic driver for Manchester and the wider City Region. The Corridor is recognised for its role in fostering research, innovation, and growth in high-value sectors, including Creative and Digital, Health, Science, Innovation, and Advanced Materials and Engineering.

1.11. The Proposed Development represents a critical phase in the University's ongoing estate transformation strategy. It aims to deliver an educational facility that will serve students, staff of Manchester Metropolitan University , making a positive contribution to both local and regional development.

1.12. This development is specifically designed to align with the key strategies outlined in the University's 'Road to 2030' strategic vision, particularly concerning inclusivity, accessibility, innovation, and sustainability, which are not adequately addressed by the current facility.

1.13. The Site's prominent position within the Oxford Road Corridor presents a unique opportunity to create an entranceway to the main University district within Manchester City Centre, reinforcing the area's status as a hub of academic and economic activity.

1.14. The Proposed Development is consistent with existing and emerging planning policy and strategic regeneration documents that advocate for inclusive growth and positive social, economic, and environmental outcomes.

Table 1.1: Development Proposals

Quantum	Use/Amount
Site Area	0.6 Ha
Building Height (AOD/Storey)	74 m / GF + 6 storeys + 2 storeys rooftop plant
Total Floorspace – GIA	12,021 sqm
Total Floorspace – GEA	13,080 sqm
Use	Use Class F1 (Learning and non-residential institutions)

Pre-Application Consultation

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

Public Consultation on the planning application

1.16. As part of the Pre-Application process, a public consultation was undertaken for the Proposed Development, between the 23rd October and 21st November 2025 to provide an opportunity for the community to provide feedback to ensure local priorities and concerns could be carefully considered and addressed where appropriate as the detailed proposals developed.

1.17. A full account of all public engagement undertaken, the comments received, and details of how the Applicant has responded, are set out in full within Section 3.

Stakeholder Consultee and Key Stakeholder Engagement

1.18. Other consultation activity undertaken during the pre-application period has included:

- Pre-application discussions with Senior Planning Officers at Manchester City Council ('MCC'), which has taken place between May 2025 and November 2025;
- Pre-application technical discussions with MCC Highways and Flood Risk Teams;
- Greater Manchester Archaeological Advice Service (GMAAS) has been consulted on the Proposed Development and advice has been incorporated within the application proposals;
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- Local Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation. Councillors were also updated via email, and in person meetings with the Applicant;
- An Environmental Impact Assessment Screening and Scoping Report was submitted to MCC on the 12thSeptember 2025. As part of this, the key statutory stakeholders were consulted by MCC, who ultimately issued a scoping opinion on the 13th of October 2025, which agreed with that set out by the Scoping report.

1.19. Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission are provided in Section 3 of this Statement.

Report Structure

1.20. The remainder of this Statement is structured as follows:

- Section 2 – sets out the relevant planning policy and requirements.
- Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
- Section 4 – presents the summary and conclusions.
- Section 5 – Appendices containing all consultation material referred to in this Statement.

2. Policy Context

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

National Level

Localism Act

2.1. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

2.2. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

2.4. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

1) Where—

a) a person proposes to make an application for planning permission for the development of any land in England, and

b) the Proposed Development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

2.5. Subsections (2) and (3) state:

a) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

b) The person must consult each specified person about the proposed application.

2.6. Subsection (4) outlines the requirements regarding publicity of applications:

4) Publicity under subsection (2) must—

a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the Proposed Development, and

b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the Proposed Development may do so in good time.

2.7. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

2.8. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (NPPF)

2.9. The most recent amended NPPF was published in December 2024. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

2.10. Paragraphs 40 to 43 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

2.11. Paragraph 41 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.

2.12. Similarly, paragraphs 131 – 134 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.

2.13. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.14. In March 2014, the Government issued the National Planning Practice Guidance as an online resource, which is designed to bring together planning practice guidance for England in an accessible and usable way.

2.15. The Guidance is a live resource, which is regularly updated to align with changes to the NPPF. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the preapplication stage and should be engaged early; and,
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local Level

Manchester City Council Statement of Community Involvement

MCC adopted a refreshed Statement of Community Involvement (SCI) in August 2025. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications. Appendix 1 of the SCI provides guidance on developer-led early engagement

2.16. .The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

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

Summary

2.18. This section has outlined the key aspects of planning policy and guidance that have informed the development of proposals during the pre-application stage. It highlights the importance of proactive engagement at both national and local levels, as required by policy frameworks.

2.19. The subsequent section of this report provides a comprehensive account of the pre-application process and the engagement activities undertaken. This includes detailed consultation with the local community, statutory bodies, and non-statutory stakeholders, ensuring alignment with the relevant guidance and policy requirements outlined above.

3. Consultation Strategy and Responses

This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

The consultations detailed below have underpinned an iterative design process focused on determining the most viable and sustainable use for the Site. This approach ensures responsiveness to the Site's physical context while maximising its social, economic, and environmental benefits.

Manchester City Council (MCC)

Local Planning Authority

3.1. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback.

3.2. A series of pre-application meetings were held between 13th May 2025 and 19th November 2025.

3.3. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and are supportive of the objectives and guiding principles of the City.

3.4. The following key considerations have been discussed with Senior Officers over the course of the pre-application period and addressed within the planning application submission:

- **Relationship with wider All Saints Campus and surrounding area:** the key location of the Site was acknowledged by MCC. The long-term strategy of connecting the Site to John Dalton East and the wider campus was discussed along with the overarching approach to campus development.
- **Landscaping proposals:** MCC queried the function, finish and value of the proposed through route and public realm areas.
- **Tree retention on Oxford Road** - The location, retention and management of existing trees at the Site was also discussed in detail.
- **Architectural design quality** – MCC challenged the Applicant in seeking to ensure the Proposed Development is of the highest architectural quality. This included significant discussions on the location of windows, external materials, and detailed design elements such as jointing, window reveal depths, louvre details, signage placement, colours and the construction methodology. It was agreed specific materiality will be agreed through the condition discharge process with MCC.
- **Relationship with nearby heritage assets** – It was acknowledged that the Site is near a number of heritage assets around All Saints Park and the heritage assessment boundary and appropriate view locations were confirmed within the Council discussions.
- **Consultation Strategy** – The proposed approach to public consultation was discussed with MCC, including the leaflet drop area and the consultation design boards. An overview of the feedback provided during the public consultation was also presented.

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

Highways Department

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

Flood Risk Department

3.7. Buro Happold has engaged with MCC's Flood Risk Team, to consider the risk of various sources of flooding to the Site and the consequent risk of flooding to downstream receptors (such as people, property, habitats, infrastructure and statutory sites) from the Proposed Development as a result of surface water runoff. Further details can be found within the Drainage Strategy and Flood Risk Assessment submitted in support of this application.

Local Ward Councillors

3.8. On 20th August 2025, a detailed email was issued to Councillors in the Hulme and Deansgate Wards, providing information of the emerging proposals ahead of the first phase of consultation. The email outlined the Site, the background to the project, the consultation boundary, and the vision for the Proposed Development. An initial meeting with Councillors took place in September 2025, with a further invitation for an in person or virtual briefing meeting in October 2025.

3.9. Engagement with local councillors, including Councillors Annette Wright, Lee-Ann Igbon, and Lee Glover, commenced on 18th September 2025. Initial discussions covered potential updates to the Cambridge underpass and Dalton Building, alongside considerations for student provision.

3.10. The Applicant reassured the Councillors that new study spaces have been introduced around the Manchester Metropolitan University campus, which help to mitigate student capacity concerns. Furthermore, the Applicant confirmed that solutions for the Cambridge underpass and Dalton Building would be developed as part of the wider project, given they currently fall outside the scope of the Proposed Development.

3.11. A follow-up meeting on 22nd October 2025 addressed safety concerns which were raised in the previous meeting. This discussion resulted in the Applicant outlining their commitment to enhanced public safety through additional lighting, CCTV coverage, 24/7 security patrols, consistent street furniture, and a widened Oxford Road footpath to improve pedestrian flow and protect mature trees.

3.12. Following the consultation meetings with the Applicant and the local Councillors, Councillor Igbon expressed their support of the Proposed Development via email.

Statutory and Non-Statutory Consultees

Surrounding Building Occupiers and Business

3.13. On October 24th 2025, a leaflet was dropped to local residents and businesses within the surrounding vicinity of the Site, including Oxford Road Traders, inviting them to attend the public consultation drop-in events. A total of 4,161 addresses were reached in this process.

3.14. On October 23rd 2025, the Applicant circulated emails which outlined details of the Proposed Development to MCC Neighbourhood Officers, local business traders, surrounding community groups, and Local Tenant and Residents Groups, including the MCC Cycle Forum, St Augustine's Church and the LGBT+ Centre. The email provided comprehensive consultation details, relevant links, drop-in session information, and an invitation for further briefings.

3.15. Subsequent to the distribution of consultation material, the Applicant received confirmation from Local Tenant and Residents Group that no further briefing was required, and that the information had been successfully issued among their attendees and residents. Additionally, MCC Neighbourhood Officers confirmed their intention to attend the in-person drop-in event. No response was received from any of the Local Stakeholder Community Groups.

Greater Manchester Police

3.16. Consultation with Greater Manchester Police (GMP) has taken place throughout the pre-application stage of the Proposed Development. This includes 2 meetings (held on 19.05.2025 and 21.11.2025).

3.17. A Crime Impact Statement (CIS) prepared by GMP, is submitted alongside this application. The CIS highlights positive aspects of the proposals which include:

- The proposed redevelopment works are located entirely within the recognised existing University campus, with the entrance directly exposed to the public realm.
- The Site benefits from effective management coupled with established protocols for entry which have been largely successful in excluding potential intruders.
- The site is located in a prominent location on Oxford Road which is one of the busiest routes in the area for vehicular and pedestrian traffic. The high levels of footfall and vehicular activity will provide the building with high levels of passive surveillance which will deter offenders, or those antisocially minded, from operating.

Greater Manchester Archaeological Advisory Service

3.18. Greater Manchester Archaeological Advisory Service (GMAAS) were consulted on the Proposed Development via email on 30th October 2025.

3.19. Within GMAAS's response, it was noted that there is no archaeological interest associated with the extant library building and that the development is taking place on an existing brownfield site. As such, there would be no archaeological interest in the Site and a formal archaeological letter could be submitted in lieu of a Desktop Study.

3.20. A formal archaeological letter prepared by Greater Manchester Archaeological Advisory Service (GMAAS) is therefore submitted in support of this application, which confirms "GMAAS is entirely satisfied that the proposed redevelopment of the Site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited".

Public Consultation

3.21. The objectives of the pre-application engagement for the Proposed Development were to:

- Ensure the provision of comprehensive and transparent information regarding the Proposed Development.
- Facilitate a platform for stakeholders to offer feedback on critical aspects and address any potential concerns.
- Inform interested parties of the Proposed Development's anticipated timescales and provide ongoing updates on the evolution of the proposals.

3.22. The following activities have been undertaken in support of the public consultation process:

- **24th October 2025:** Consultation leaflets (Appendix 2) were delivered to the local businesses and residential community (as defined by the consultation boundary area in

(Appendix 3). This was the primary way of advertising the public consultation exhibition to surrounding businesses and residents.

- **4th November 2025 – 5th November 2025:** An in-person physical public consultation event ran for 2 days, between 2:30m and 6:30pm, at the Manchester Metropolitan Student Union Building. On the 4th of November, there were circa 37 attendees and on the 5th of November, there were circa 29 attendees. Over the two day period, 27 feedback forms were collected. The majority of the respondents were students and university staff.
- On social media, engagement was effectively spread across various platforms, including Facebook, Instagram, and LinkedIn. The posts successfully gained 30,589 impressions, resulting in 1,670 overall engagements and an engagement rate of 5.4%. This activity also drove 372 direct link clicks.

3.23. A total of 43 responses were collected as part of the consultation; 28 people responded via the physical feedback form or leaflet, with 15 further responses via email. A summary of the material comments relevant to the Proposed Development is provided in Table 3.1. Full comments and responses are outlined in full within Appendix 7.

4. Summary and Conclusions

4.1. The consultation process has been conducted in strict accordance with the statutory requirements of the Localism Act and the NPPF, alongside MCC's adopted SCI. This ensures a legally compliant and locally responsive engagement methodology.

4.2. Recognising the Proposed Development's strategic significance as an integral component of the wider Manchester Metropolitan University estate, a comprehensive engagement strategy was implemented. This strategy targeted a broad spectrum of key stakeholders, including local residents, and adjacent landowners, ensuring diverse perspectives were captured.

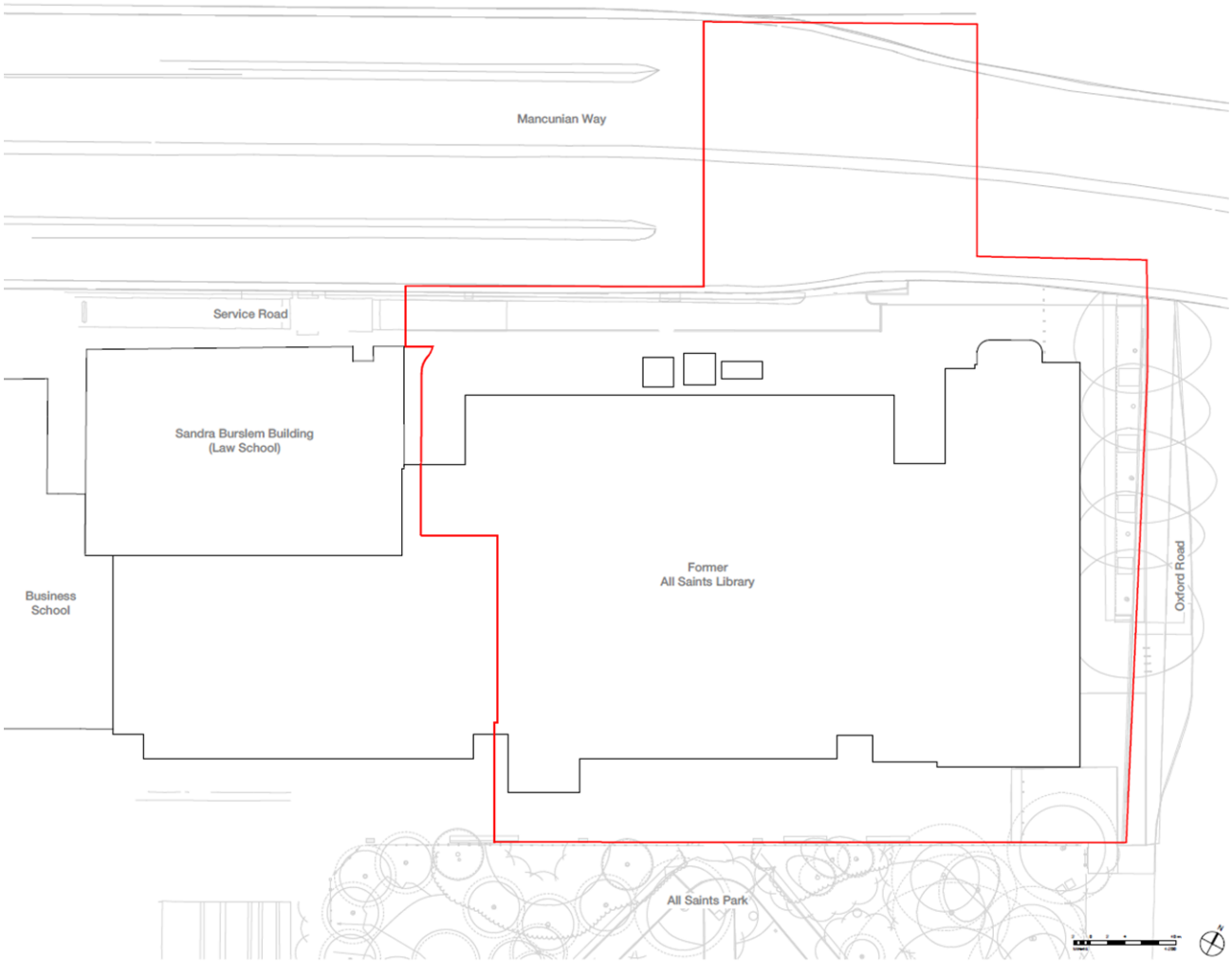
4.3. Prior to the formal submission of the planning application, extensive pre-application consultation was undertaken with numerous organisations. This involved a multi-faceted approach, employing various consultation methodologies to foster effective dialogue with the Local Planning Authority, members of the public, local businesses, Ward Councillors, Greater Manchester Police, and other relevant Statutory and non-Statutory Consultees. This proactive engagement facilitated the early identification and consideration of pertinent planning issues.

4.4. Substantive feedback received from the local community throughout the consultation period has been meticulously documented and directly addressed within this Statement. Important considerations that were brought forward have been taken on board and helped shape the final proposals, illustrating a flexible approach to the design.

4.5. The Proposed Development is poised to deliver significant socio-economic benefits, contributing directly to the ongoing economic development and physical regeneration objectives for the broader Manchester Metropolitan University estate and City.

4.6. The Applicant remains committed to ensuring continued engagement. This commitment extends through the formal statutory consultation period managed by the Local Planning Authority and, subject to the grant of planning permission, will encompass ongoing community liaison throughout both the construction and operational phases of the development.

Appendix 1: Site Location Plan



Appendix 2: Consultation Leaflets

Manchester Metropolitan University

Proposals for our new library – share your views

Manchester Metropolitan University has launched a public consultation on the design concepts for a new Library, set to become a bold and future-focused space at the heart of the University's campus.

The proposed development will replace the existing All Saints building with a purpose-built, digitally enabled facility designed to support study, research, and collaboration. A portion of the current building will be retained and refurbished to align with the high standards of the University's modernised estate.

Located next to All Saints Park, the new building will be an inspiring and inclusive space that redefines the role of the library in a modern university. The design features light-filled interiors, flexible study areas, and advanced digital infrastructure. The plans also aim to enhance the surrounding public realm by introducing new green spaces, improved pedestrian routes, and welcoming social areas, to create a more vibrant and accessible environment for students, colleagues, and the wider community.



Have your say
As a local resident or business, your views matter. We're keen to hear your thoughts as we refine our plans, ahead of submitting a planning application.

Consultation on the design proposals will run from **23 October 2025 until 21 November 2025.** You can view the proposals and share feedback via our website: **mmu.ac.uk/campusinvestments**

Or email your feedback: **ukdeloitteconsultation@deloitte.co.uk**

Drop-in events
The Union, Manchester Metropolitan University, M15 6AD
Tuesday 4 and Wednesday 5 November 2025, 2:30pm - 6:30pm

These sessions are open to all and offer an opportunity to meet the project team, ask questions, and share your thoughts. A map showing the location of The Union can be found online: **mmu.ac.uk/campusmap**

Next steps
We plan to submit the planning application in December 2025. Subject to approval, enabling works and demolition will begin in early 2026, with full completion anticipated by 2030.

We look forward to hearing from you.

Appendix 3: Consultation Boundary



Appendix 4: Consultation Boards

OUR LIBRARY

For more details scan the QR code or visit mmu.ac.uk and search for 'Our New Library'

Proposals for our new library – share your views

- Manchester Metropolitan University has launched a public consultation on the design concepts for a new Library, set to become a bold and future-focused space at the heart of the University's campus.
- The proposed development will replace the existing Library with a purpose-built, digitally enabled facility designed to support study, research, and collaboration.
- A portion of the All Saints building will be retained and refurbished to align with the high standards of the University's modernised estate.
- Located next to All Saints Park, the new building will be an inspiring and inclusive space that redefines the role of the library in a modern university.
- The design features light-filled interiors, flexible study areas, and advanced digital infrastructure.
- The plans also aim to enhance the surrounding public realm by introducing new green spaces, improved pedestrian routes, and welcoming social areas, to create a more vibrant and accessible environment for students, colleagues, and the wider community.

Consultation on the design proposals will run from

23 October 2025 - 21 November 2025

Your views matter and we're keen to hear your thoughts as we refine our plans, ahead of submitting a planning application.

You can share feedback by filling out a feedback form

Or email your feedback with the subject 'Our New Library' to:

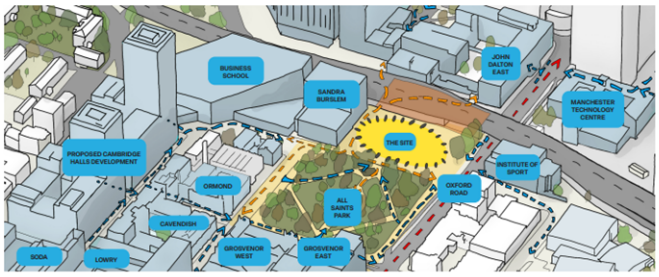
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Next steps

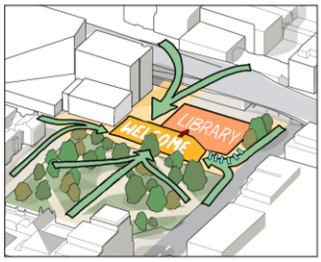
Following the conclusion of our consultation process we plan to submit a planning application. Subject to approval, enabling works and demolition will begin in early 2026, with full completion anticipated by 2030.

- A library that caters to the diverse needs of students
- Focus on sustainability and deliverability
- 7 storeys in height
- 12,000m2 internal area
- c.2,000 study seats
- c.6,000 linear metres of print

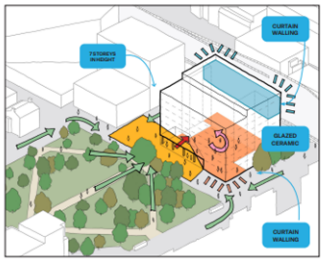
All Saints Campus



A well defined entrance



Scale and appearance



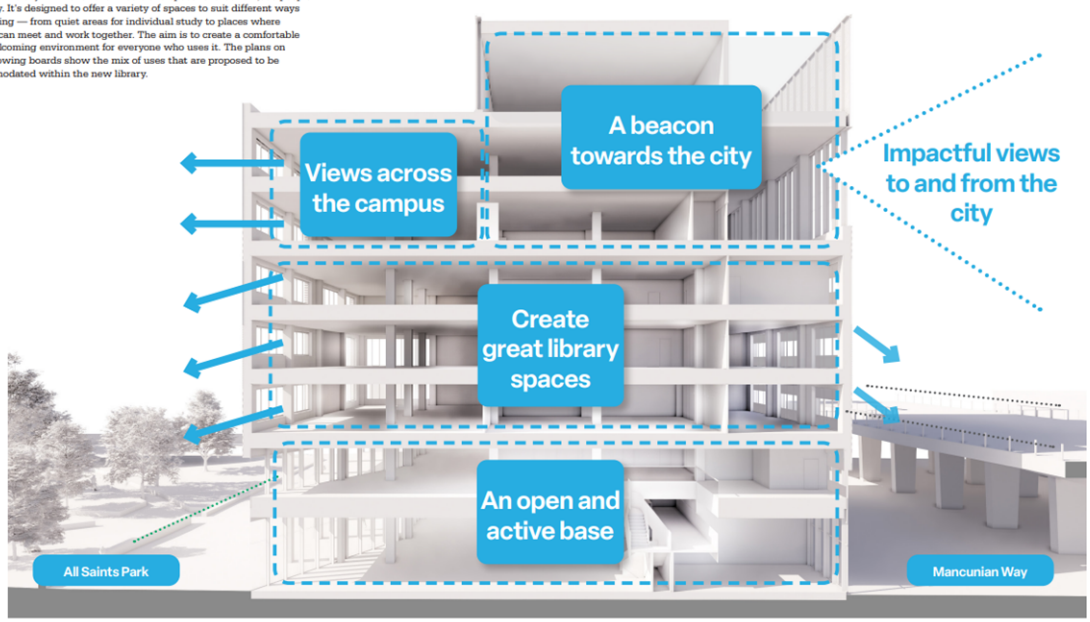
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OUR LIBRARY

For more details scan the QR code or visit mmu.ac.uk and search for 'Our New Library'

What is in the library?

The new library will have seven floors and space for around 2,000 people to study. It's designed to offer a variety of spaces to suit different ways of working — from quiet areas for individual study to places where people can meet and work together. The aim is to create a comfortable and welcoming environment for everyone who uses it. The plans on the following boards show the mix of uses that are proposed to be accommodated within the new library.

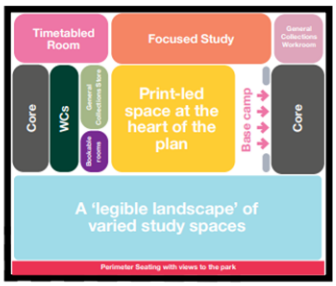


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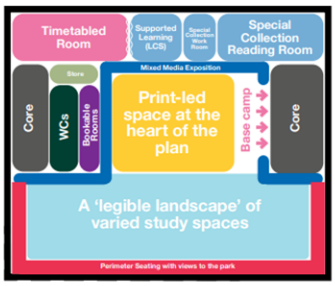
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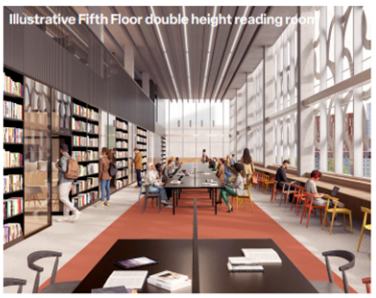
Illustrative plans and visualisations

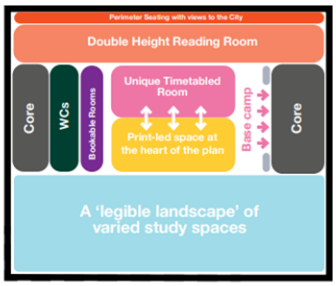


Third Floor

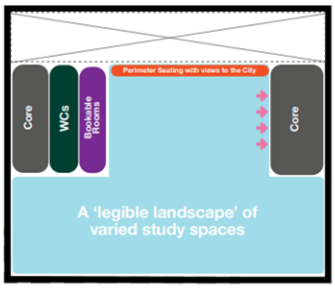


Fourth Floor





Fifth Floor



Sixth Floor

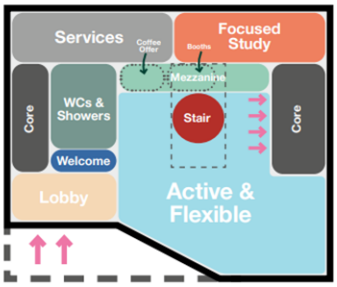


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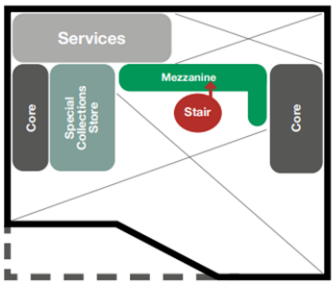
OUR LIBRARY

For more details scan the QR code or visit mmu.ac.uk and search for 'Our New Library'

Illustrative plans and visualisations

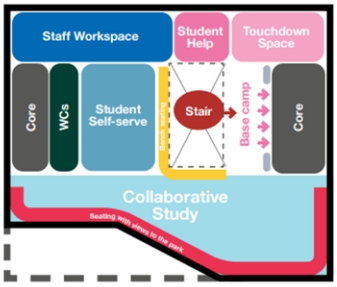


Ground Floor

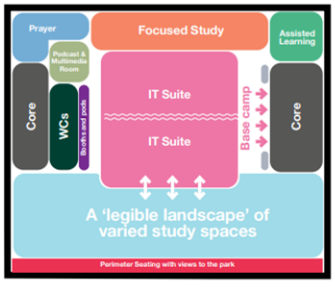


Mezzanine





First Floor



Second Floor



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View of the library from All Saints Park

Illustrative Materials

- The new library is clad in a shimmering glazed ceramic façade that reflects a timeless, neutral palette, subtly capturing the changing light and colours of its surroundings.
- The ground and first floors are wrapped in generous glazing, creating a sense of transparency and openness while establishing a strong visual connection with the adjacent All Saints Park.
- An expansive entrance colonnade welcomes visitors from the park, inviting them into the building. Above this, the façade transitions to glazed ceramic panels punctuated by ribbon windows, which frame seating areas that look out over the park and surrounding streets.
- At the upper levels, full-height windows and the expansive, double-height reading room open up sweeping views across the city.

Illustrative Glazed Tile



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Illustrative view east along All Saints Park


Illustrative view north along Oxford Road


Illustrative dusk view south along Oxford Road

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OUR LIBRARY

For more details scan the QR code or visit mmu.ac.uk and search for 'Our New Library'

Public Realm

The public realm looks to create a series of high quality connecting and dwell spaces that support the new library and existing University campus.

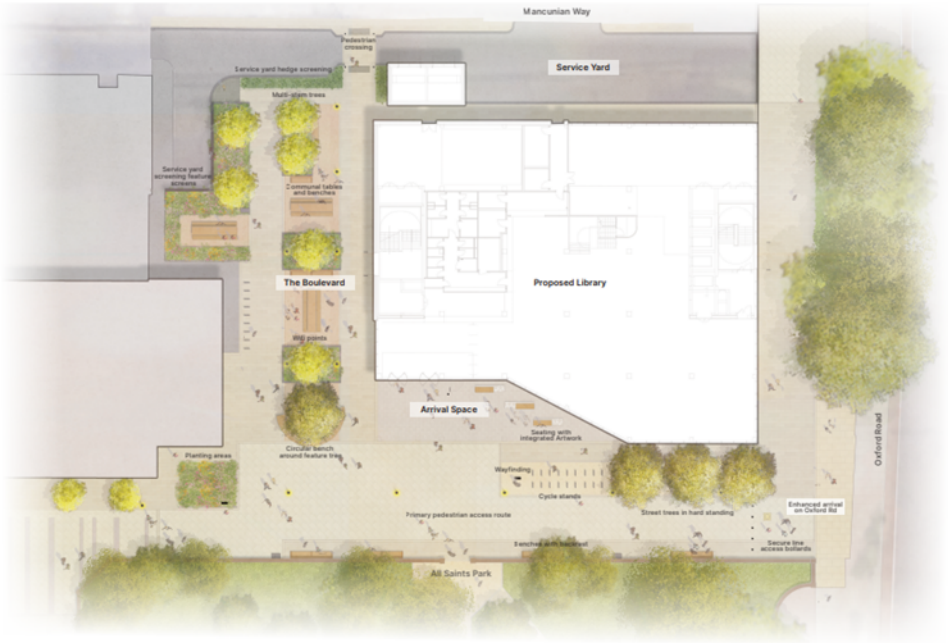
This draws upon the recently installed public realm proposals to All Saints Park and surrounding streets, with the ambition to create a high quality, holistic campus wide public realm aesthetic.

Community:

- Make a contribution not just to one community, but to many.
- Make the public realm welcoming, accessible and inclusive.
- Engage with the wider community rather than wait for others to come to us.
- Work closely with our neighbours, sharing insight, skills and resources.

Place:

- Provide collaborative spaces that bring academics and students together.
- Reinforce a single campus for Manchester Metropolitan University.
- Establish a public realm that connects our buildings and public spaces within Manchester.
- Be bold, brave and distinctive in our development and design of the public realm.
- Introduce 10 new trees and 380m2 of lush, biodiverse shrub planting





The Arrival Space:



The Boulevard - Learning Zone:



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Appendix 5: Consultation Website

Manchester Metropolitan University

Study | International | Business and employers | Research | About us

Campus investments > Our new Library

About us home | Our story | Leadership and strategy | Faculties, institutes and services | Term dates | Jobs | Our campus | Contact us

Our new Library

Our new Library will become an inspiring, future-focused space that will become the heart of the University's campus.

Designed to support learning, research and collaboration, the new Library will be a vibrant hub where students and colleagues come together to connect, create and thrive.

It represents a bold step forward in shaping an exceptional campus experience for generations to come.

The existing All Saints building with be replaced with a state-of-the-art building at the heart of the Oxford Road campus, designed to support 21st-century education, research, and community engagement.

The project – supported by Deloitte and Hawkins Brown – is a cornerstone of our strategy to deliver excellent education and impactful research, while also enhancing the student experience and contributing to Manchester's cultural landscape.

Located next to All Saints Park, the new Library will be an inspiring and inclusive space that redefines the role of the library in a modern university. The new design includes light-filled interiors, flexible study areas, and advanced digital infrastructure.





Plans also aim to enhance the surrounding public realm with new green spaces, improved pedestrian routes, and welcoming social areas, creating a more vibrant and accessible environment for students, colleagues, and the wider community.

Consultation and engagement

Manchester Met students, colleagues and the public are invited to give their views as part of the new Library public consultation, which runs from 23 October to 21 November 2025.

Ways to get involved

- **Email your feedback:** ukdeloitteconsultation@deloitte.co.uk
- **Attend a drop-in event:** Tuesday 4 and Wednesday 5 November 2025, 2:30pm to 6:30pm. The Union, Manchester Metropolitan University, M15 6AD. These sessions are open to all and offer an opportunity to meet the project team, ask questions and share your thoughts.
- Please see campus map.



What's next?

The University plans to submit the planning application in December 2025, with enabling works and demolition expected to begin in early 2026 and full completion anticipated by 2030.

Appendix 6: Consultation Feedback Form

Manchester Metropolitan University, Library Transformation Project

Public Exhibition Events Comments Form

Are you a:

Local Resident ☐

MMU Student ☐

MMU Staff ☐

Local Business ☐

What is your postcode? [optional]: ☐

Do you support the proposals for the Library Project?

Yes ☐ No ☐ I'm not sure ☐

Please provide any feedback you have on the proposals

.....

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.....

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.....

You can hand your comments sheet to a member of the project team to send it via email or post to the addresses below.

Please return any comments by 20th November 2025.

ukdeloitteconsultation@deloitte.co.uk

C/O Library Project Team
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Cathedral Approach
Manchester
M3 7HB

*DATA PROTECTION

We promise to keep your personal details completely confidential, and we will not share your information with third parties*. Your comments (minus any personal or identifying information) will be reviewed by the Project Team and may be included in our report to Manchester City Council.Any information you give to us will be held securely and in accordance with the rules on data protection. We will treat personal details as private and confidential and safeguard them. We will not disclose them to anyone unconnected with this consultation / application unless you have consented to their release or in certain circumstances where, (1) we are legally obliged to do so; (2) disclosure is necessary to enable us to deal with your enquiry; (3) where "legitimate interests" are relied on in relation to specific processing operation

Appendix 7: Consultation Response Table

Theme	Comments	Response
Proposed Design	• The consultation website states that the new library will become an inspiring future-focused space, but the design is nothing short of bland, outdated, and uninspiring. There's no articulation in the façade; there's no relationship to the street beyond a bland covered entranceway. It's amazingly featureless and a disappointing design for such a prominent site. The other buildings on campus have character – the business school and Dalton building have interesting forms; Grosvenor East managed to reuse an existing building and add an interesting and colourful extension. SODA has a striking façade and has cleverly used such a small site. The opportunities available for a site right next to the Mancunian Way, at the entrance to MMU's campus, are incredible, and having such a bland building is a real shame. I personally wasn't a fan of the old design, but at least it had character and was memorable. University buildings should push boundaries to inspire, be future-focused, and make you want to go inside, but this does none of that and is just a grey box. Very disappointing. Even if the budget is significantly reduced, it's your job and the architect's job to design within those boundaries. There's so much you can do with a small budget; look at what community projects win AJ awards.	• The design journey for the new library has been carefully navigated. • The refinements to our original plans reflect our commitment to delivering the very best learning environment for our students. We revised the original design to ensure that any investment is targeted in areas that benefit our students most, while ensuring our wider university estate meets the needs of our communities now and in the future. • The new design does not compromise the University's commitment to delivering a sustainable, high-quality, and digitally enabled hub for study, research, and collaboration. • The refreshed vision and design of our new Library will provide a vibrant learning, research, and collaboration hub at the heart of our campus, fostering creativity and engagement for future generations.
	• Thanks for the opportunity to leave feedback on the amended design proposals for the new library. It's disappointing that a major UK university has had to drop what was an amazing, stand out piece of architecture which	

Theme	Comments	Response
	both the university and the city of Manchester could have been proud of. A building that would have truly given a wow factor and added to what is generally, an architecturally mediocre campus. Instead, due to cost, we're being offered a bog standard, bland office park shed with no style, no panache and is instantly forgettable. It's a shame past students or local businesses couldn't have been called upon to help raise the shortfall in the funds needed to bring to site what would have been a world class building. Sadly, it's a case of another lost opportunity.	• The refinements to our original plans reflect our commitment to delivering the very best learning environment for our students. • We acknowledge the support for a building that pushes boundaries and makes a bold statement, and the revised design represents a pragmatic yet ambitious solution. • This revitalised proposal is a cornerstone of the University's broader campus vision. It firmly establishes the All Saints Library Building as a vibrant centre for learning, research, and collaboration, truly positioning it as the heart of our University campus. • Visually, the library is clad in a glazed ceramic material, offering a timeless, neutral palette that subtly captures the changing light and colours of its surroundings. This considered approach aims for a dignified and responsible aesthetic that integrates thoughtfully with the existing campus architecture. • The ground and first floors feature extensive glazing, fostering a profound sense of transparency and openness, and creating a seamless visual connection with
	• Please follow the link below and scroll towards the end to see the general public's comments on this redesign... https://www.placenorthwest.co.uk/fresh-images-of-mmus-reworked-library-plans-revealed/ • First try had something, this second try is a bit forgettable, maybe third time lucky..?	
	• Please go back to the drawing board. This is such a poor design. Right next to the Mancunian Way this should be a significant build like what was proposed. This building just looks like any normal building in a normal town or city. This is Manchester, one of the fastest growing cities in Europe. This is a building for future generations to learn and be inspired so please have a building design fit enough for this, inwould love to see Zaha Hadid type build which would be world class. • MMU can do so much better.	
	• I studied at MMU in the 00's and have good memories of the library. Unfortunately I really don't like this design. It looks like a hospital. A building with four backs. Cost engineering by numbers. At least give the aspects fronting the park and	

Theme	Comments	Response
	Oxford road some character, imagination and something that will inspire future generations of students.	the adjacent All Saints Park, enhancing the public realm and campus experience.
	• Coming from a design background the new proposed building has lost the essence and glamour of the original proposal. In my past I often had to get product into price, so I understand cost implications and watering down design. However, it has gone from a magical building with circles of fun and hope looking like a Helter Skelter and I MUST GO IN THAT BUILDING …ICONIC….to a very plain square building. Bring back some of the magic.	
	• I'd like to provide some feedback on the proposed design of the new Manchester Met library building. Whilst I think the new designs look great, it doesn't feel like an iconic building to me. I know the previous design was a bit marmite, but it was a huge statement and would have been such an iconic building housing our library – Such an important part of the student experience. Given everything the University has achieved in the past few years it also felt right we should be really bold with this building, and given the prominent location on Oxford Road it's a fantastic opportunity be very visible.	
	• Looks cool	
	• I miss a lot of spaces of the old "All Saints" library; but I'm open to embrace the new. The new library plans and design feel more according to the rest of the campus! And The current one sometimes feels a lot so temporary.	
	• Looks very dignified + responsible—better than the previous folly. Go for it.	
	• All good – more realistic compared to previous design	

Theme	Comments	Response
	• Brilliant ideas | love the spaces and fresh ideas. Unfortunate for the long time it will take	
	• Looks great, will be a great addition to campus. Very important building as part of the student experience.	
	• This is the good project for the future student and University altso.	
	• Good Design	
	• Looks nice	
	• Love the integration of more of the physical collection! Doesn't feel like a library without being surrounded by books. The consultation with library staff for the space and the collaboration with experts on local biodiversity for the outdoor space is awesome!	
	• Smart idea, nothing else to say...	
	• I'm disappointed that the external design is now unambitious, but I understand the reasons for this decision. I would like to see opportunities for distinctive internal design (art, planting, exhibitions) that reflect the institution's diversity + specialisms. Environmental sustainability should be a key priority, so as plans evolve the commitments to carbon neutral / energy efficiency should not be sacrificed.	
	• Personally, I preferred the original design. The libraries you remember are the libraries that stand out. A few examples listed below: - Ruzomberok University Library - Joan Maragall Library - Freiburg University Library - Multimedia Library in Auneau	
	• I like the focus on utilising key views of town campus and the arrangement of the mix use study facilities.	

Theme	Comments	Response
	• Like open area provided by pillars. Like boulevard to dokon building.	
	• I like the openness & the ceramic tiles, as well as that pathway connecting to Ke Dalton building.	
	• I prefer this concept over the old one, wish I was able to use it before graduating.	
	• Very impressed with the design, will be a valuable addition to the estate and provide an excellent Student experience!	
	• Very good looking design	
	• Visually great – Fitting with the style of DB, Business and tech building.	
All Saints Park Public Realm	• a change dot org petition with 2200 signatures show how people feel about the theft of this public park and the rights that were in place before mmu contempt for the general public and local community. Mmu you claim to be tackling inequalities but how by social exclusion and discrimination? It's our park and should remain that way. So as a good neighbour mmu should have no real issue with returning it's to its rightful use as a public open space and management need to learn to share public land not just try to steal and then lie when caught out.	• The new library scheme includes new public realm, divided into two zones, which will be open and accessible to the public, students, and staff alike. • We understand the historical concerns regarding public access to green spaces in this area and want to assure the community that the new public realm has been designed to be genuinely open and welcoming. • This aims to create a comfortable, welcoming, and visually attractive environment with improved landscaping and pedestrian links, contributing to a more vibrant City Centre and promoting active travel. • The new library scheme's public realm does not affect or include All Saints Park.
	• You lock a public park during daylight hours out of term. Not nice!	
	• Green and blue spaces make up 35% of Hulme's land area, which is the lowest percentage compared to other wards in Manchester. The majority of this green space is private gardens, followed by public parks and amenity spaces. Total green space: 35% of Hulme's land area is designated as green and blue space. Type of green space: The largest portion consists of private gardens, followed by public gardens, parks, and amenity	

Theme	Comments	Response
	spaces. Comparison: This 35% figure is the lowest proportion of green and blue space among all wards in Manchester so by Manchester metropolitan University locking up public open space is not being a good corporate neighbours it's just the usual land grabbing corporate entity with zero regard for the community public health and wellbeing So under social value we need access to green spaces we do not need social exclusion and discrimination and defiantly we do not want corporate lies about how good a university you are when you are not at the moment it seems since malcom press took over community engagement has suffered because when prof John Brooks was here he listens to the community this monkey hides away with embarrassment	• We recognise the importance of green and blue spaces, particularly in areas like Hulme, and this project seeks to enhance the quality and accessibility of public green space within the campus, contributing positively to local public health and wellbeing. The project will also generate local job, apprenticeship, and upskilling opportunities, reinforcing the University's commitment to being a good corporate neighbour and fostering strong community engagement. • Please note that while the external public realm is open to all; the building and all internal facilities such as the timetabled study rooms and the prayer room will be accessible to students and staff only
	• Closing the park during Christmas is not acceptable as it is a public park. I like the new...	
	• Really nice scheme linking perfectly to public realm.	
Sustainability	• I'm disappointed that the external design is now unambitious, but I understand the reasons for this decision. I would like to see opportunities for distinctive internal design (art, planting, exhibitions) that reflect the institution's diversity + specialisms. Environmental sustainability should be a key priority, so as plans evolve the commitments to carbon neutral / energy efficiency should not be sacrificed.	• The Proposed Development has been designed to create a library building which is highly energy efficient by following the principles set out in the energy hierarchy to ultimately reduce the carbon emissions associated with operational energy of the development. Passive design measures have been considered to

Theme	Comments	Response
		reduce overall energy demand, including the use of high-performing building fabric and optimised glazing ratios. • High efficiency building services will also minimise energy consumption once the passive measures have been considered. Available low and zero carbon technologies have also been appraised, with the most suitable and feasible technology identified (photovoltaics) to provide further operational carbon emission reductions.
Public Access, Safety and Security	• I am a research professor with a particular expertise in community research practices. I have run large interdisciplinary collaborative grants funded by UKRI, including a project called 'Imagine' which was concerned with communities co-researching their conceptualisations of civic engagement and am currently finishing a large grant focusing on Trees and equity called 'Voices of the Future'. I am also chairing a panel which is reviewing the AHRC's investment in Community Research to Address Health Inequalities. All of this work relies on knowledge systems, particularly university libraries, being open to the public. The concept of the expert-by-experience and the need to find more innovative ways of doing research, are critical for our future well-being. University libraries need to be open spaces, where people can work and think.	• The new 12,000 sqm library will replace the University's outdated facility, creating approximately 2,000 modern study spaces specifically designed to enhance the experience of students and staff. The scheme includes new public realm, divided into two zones, which will be open and accessible to the public, students, and staff alike. This aims to create a comfortable, welcoming, and visually attractive environment with improved landscaping and pedestrian links, contributing to a more vibrant City Centre and promoting active travel. The project

Theme	Comments	Response
	I am concerned that the plans for the new university library do not sufficiently recognise the communities surrounding our university, and the publics and knowledge producers who form a key part of our research infrastructure. We need this library to offer a route to public access, with public exhibition spaces, if Man Met is to fulfil its remit as a public facing university. Children and young people also form the core of our co-research community and again, we need to make sure the library is there for them, as co-researchers who work with us on our projects. When I worked at Sheffield University, this approach was well understood and library cards for community users, together with a community exhibition space, was built into plans. The librarians also archived community productions and recognised the importance of community knowledge in libraries. Can we make sure that the infrastructure of the library recognises the nature of the research that we do and its consequences, to enable a structure that supports co-produced research?	will also generate local job, apprenticeship, and upskilling opportunities. • We understand the strong desire for broader public access to the University library facilities, particularly from the University's research community and those engaged in co-produced research. Furthermore, the design of the building incorporates robust safety and security measures, including considerations for future legislation such as Martyn's Law, to ensure a secure yet accessible environment for all users. We are also committed to providing high-quality, inclusive facilities, including thoughtfully designed and spacious toilet provisions, and exploring diverse and healthy catering options that support local businesses. The concept of 'digitally enabled spaces' is central to creating flexible, collaborative environments that support both individual study and human-to-human interaction, adapting to future learning trends.
	• Many thanks for the opportunity to share feedback during the consultation process. This is much appreciated.	• Ensuring the safety and security of all users and assets has been a fundamental consideration in the

Theme	Comments	Response
	I have seen minimal information on-line to be able to comment with an informed view, but from what I have seen, I do have some thoughts to share. If there is more detail available to help inform feedback, other than the MMU university website, can you please let me know? (this is what I have accessed - Our new Library - new images - Manchester Met Intranet) Safety & Security With the soon to be implemented legislation that relates to Martyn's Law, the building should be designed with that in mind. Secure access to staff and students would be an important design element to plan for so that access to the building is controlled, yet quick and simple. All campus buildings would benefit from some further controlled building access as we live in an increasingly risky world and staff and students utilising any Manchester Met buildings and spaces should be made to feel safe. Therefore, can the design factor in a secure and yet simple and easy access into and out of the building? Access to local community In investing in such a brilliant space, have we thought about alignment with our local community. There would likely be times where use of the building is significantly less than its capacity, so could we use the space as a bridge to local community to also benefit from the spaces and facilities? It strikes me that the building itself will be a great asset to Manchester as a whole and the more we can encourage the public to engage with the apce and use the facilities, the more that they will understand the population of students	design of the Proposed Development. A comprehensive, multi-layered security strategy has been incorporated to achieve this. • A key element of this strategy is the main entrance from All Saints Park, which will operate 24 hours a day during term time. This entrance will feature a combined welcome desk and a manned security point, strategically positioned adjacent to the speed gate secure line. This arrangement provides clear sightlines, enabling effective monitoring and a welcoming yet secure entry experience for everyone. • Further detailed comments on the internal arrangement are very helpful in refining the design going forward. • Please note, while the external public realm is open to all; the building and all internal facilities such as the timetabled study rooms and the prayer room will be accessible to students and staff only.

Theme	Comments	Response
	living in their city and perhaps this will support breaking down any barriers between 'locals' and students? Utilising the space for revenue / World class catering Will the space have a bar, café and/or restaurant/s? Assuming that there will be spaces for this, can we please ensure that these offerings are appropriate to an educational establishment. This does not mean franchised out to local suppliers to make a big margin and serve up chips and fried chicken. Can we ensure that catering offerings are local, fresh, healthy and that there are plenty of options for free water fountains. Perhaps the Hospitality teaching team who are based in the Business school might have a view as to how to best approach this and also any of the teaching teams who focus on diet and well-being could be consulted. Could a local business such as ManCoCo Ltd - Coffee Roasters Manchester – ManCoCo Limited ne approached to franchise out the coffee bar/s in the building. We could support a local business instead of a National Chain like Costa. Events Space Can we use some of the space to create flexible and interesting event facilities that can be used commercially to benefit the University. Has the team that sells the campus been directly consulted on this and those who teach Events who have experience in this area and can advise on the opportunity this might bring. Digitally Enabled Spaces	

Theme	Comments	Response
	This is a phrase that is used in describing the design concept, but I have no idea what this means, so it is hard to comment on. Is it simply 'screens' to work on and docking points for lap-top's? My gut feel is that this is a typical line that is used in design and likely means very little in terms of creating something that is perhaps different to anything else. My feedback would be that if students wish to work digitally, they can work from anywhere and therefore 'digitally enabled spaces' seems to be a principle that will not create open, engaging, and interesting spaces for people to connect. I would much rather see an understanding that to read from a computer should be done at home, BUT to connect with peers, learn and work together in an environment with people front and centre, then the library will have appropriate spaces for that. If the library opens on time in 2030 the world will have changed a lot as this is 5 years away and we need to give consideration to this and try to consider teaching trends at the time and university expectations from a student perspective. We also have a great opportunity to support human to human contact as a priority and so the spaces could have a human focus for how they are designed. Access Unfortunately, whilst there is such a high cost and poor service behind public transport to campus, I wonder if additional parking has been integrated into the design to support staff especially. Toilets	

Theme	Comments	Response
	Please make sure that toilets have enough space for people to actually use. If you walk around and use toilets in the business school, were you to be carrying a bag or perhaps just be someone who needs a little extra space, the vast majority of the current toilets are absolutely awful to use as they are incredibly small. I can only imagine that the size of the spaces makes them difficult to clean for the staff as well so the size and set up of the bathrooms would benefit the facilities staff as well. I hope that some of the feedback is of use, and I would be very happy to follow up on any of these points should I be able to help at all. •	
Litter	• "Litter about, tell planning about the litterin rubbish what gets thrown round here". "Streets, roads round here literring rubbish about".	• The public realm design, which aims to create a comfortable, welcoming, and visually attractive environment for all users – public, students, and staff – includes provisions for effective waste management. The University is committed to maintaining a clean and pleasant environment, and this will be a key operational focus for the new library and its surrounding areas.
Multifaith Room Provision	• I am writing to inquire about the upcoming development plans for the new library on campus. The initiative is exciting and will no doubt be a valuable addition to our university's academic environment. As part of the university staff, I wanted to ask whether the plans include dedicated prayer spaces to accommodate the significant number of practising	• The Proposed Development includes a multifaith room on the second floor, which will be accessible to staff and students at Manchester Metropolitan University. We are committed to

Theme	Comments	Response
	students who observe daily prayers. Providing such spaces would be a meaningful step toward ensuring inclusivity and supporting the needs for both students and staff. Could you please advise if this consideration has been included in the design, or if there are opportunities to provide input on this aspect of the project? Thank you for your time and for all the work being done to enhance our campus facilities.	fostering an inclusive environment and recognise the importance of providing dedicated quiet spaces for students and staff of all faiths to observe daily prayers and reflection. This provision has been designed to meet the diverse needs of the University community, ensuring a welcoming and supportive space. We appreciate the positive feedback received regarding the inclusion of such facilities and are keen to ensure its design is fit for purpose. Further details and plans for this specific space will be made available, and we welcome input and feedback from the community to ensure it effectively serves its intended purpose. • Plans for this scheme will be available for public viewing via MCC's Public Access.
	• Thank you for your response and for confirming that a dedicated Prayer Room has been proposed on the second floor of the new library — I really appreciate the update. I did try to access the link you provided, but unfortunately it seems to be broken — the page returns a "Not Found" error. Would you be able to share the correct link or an alternative way to view the development details? Additionally, I'd be very interested in seeing the proposed plans for the Prayer Room, if those can be shared. Could you also let me know how I can provide input or feedback specifically regarding that space?	
	• Library staff space. Encouraging words/ quotes to motivate students to study. Christian prayer group room should be added to.	
	• Arrange presentation Disabled toilet availability Lighting Noise levels Need to book accessible space – Representative of disabled + neurodivergent Society	
	• Great to have quiet spaces and provision for students of faith. Taking into account the needs of the population of our students.	

Theme	Comments	Response
General	• Thankful to have the opportunity to bring questions from the team and have them answered.	• N/A
	• Smart idea, nothing else to say…	
	• It was great meeting with the team, really liked their ideas and looking forward to positive outcomes. All the best.	

Deloitte.

Together makes progress

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