

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145573/NMC/2026

Date registered valid: 30 March 2026

Proposal: Non-material amendment to condition 2 (Specified Plans) and 4a (Retained Building) pursuant to planning permission 143943/FO/2025 to allow for alteration of material.

Address: All Saints Campus, Oxford Road, Manchester, M15 6BH

Ward(s): Hulme Ward

Applicant: Manchester Metropolitan University

Agent (if any): Michaela Cummings Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14/04/2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises that of the All Saints Library, which is currently undergoing partial demolition works approved under permission 143943/FO/2025. The Library is a part three to part five storey flat roof red brick building. There is pedestrian access to the south and east off of Lower Ormond Street/All Saints Park and Oxford Road. Vehicular access to the site is available beneath the Mancunian Way. The site is then bound by the Mancunian Way(A57) to the north, Oxford Road to the east, a pedestrianised road and All Saints Park to the south and Manchester Metropolitan University's Law Building to the west. The application site is subject to a live planning permission for the erection of a 13 storey library building, approved under application 138424/FO/2023. A live planning application for the erection of a nine storey library building for the application site is under consideration, as well as a separate application for the remodelling and reuse of the western portion of the building.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms that of the Oxford Road Corridor, an extension of Manchester City Centre that provides access to its heart and that of the neighbouring university campuses. Built development along the corridor varies significantly in age, design and scale, with larger tower blocks in the form of Circle Square being situated to the north of where the Mancunian Way crosses over Oxford Road, with mid to low rise development then being present to the south. All Saints Park, a notable public park, features to the south of the site. Neighbouring uses within the locality comprise of buildings in educational uses, that then form part of Manchester Metropolitan's

university campus, other uses then include commercial Class E retail uses, hot food take away uses, as well as drinking establishments (Sui Generis). Residential development is then present within the upper floors of a high number of buildings that line Oxford Road, as well as to the southwest of the application site along Higher Cambridge Street.

Description of development

The application seeks a non-material amendment to conditions 2 (Specified Plans) and 4a (Retained Building) of planning permission 143943/FO/2025 to allow for an alteration of the materials used to secure the portion of the building to be retained.

The proposed amendment would see conditions 2 and 4a altered so that it not only references the previously approved isoclad panel system but also cement particleboard. This material is required to be applied to the Sandra Burslem Building due to unforeseen differences within the floorplate of the building that would prevent the use of an isoclad panel system.

Planning History

145084/FO/2026 - Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), together with the erection of a four-storey stair core and other associated works – Application pending consideration.

144697/FO/2025 - Erection of new part 7 storeys and part 9 storeys library building (Use Class F1), with associated public realm, access and servicing arrangements, and other associated works – Application under consideration.

143943/FO/2025 - Partial demolition, temporary weatherproofing and associated works to library building – Approved September 2025.

138424/FO/2023 - Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works – Approved February 2024.

Consultations & Notification Responses

Not applicable.

Issues

The proposed alterations would see a minor amendment in the material used to temporarily secure the application site before a scheme for its permanent redevelopment/making good is brought forward. Considering that the amendments only concern temporary development and are similar in appearance, the proposed alterations would not be overly perceivable compared to what was previously approved. On this basis the proposed change is considered to be acceptable and is considered to be non-material in nature. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans) and 4a (Retained Building) in order to allow for a change in materials.

2) New plans

- o Covering Letter (Prepared by Deloitte; Dated 20/03/2026)
- o 1350B-HBA-XX-ZZ-DR-A-080107 Rev P1: Proposed Demolition Elevation - Temporary Waterproofing
- o 1350B-HBA-SW-XX-DR-A-080106 Rev P1: Proposed Demolition Plan

All stamped as received by the City Council as Local Planning Authority on the 30/03/2026.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

4) a) 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-XX-ZZ-DR-A-080107 Rev P1 & 1350B-HBA-SW-XX-DR-A-080106 Rev P1 (Stamped as received by the Local Planning Authority on 30/03/2026), shall comprise an

isoclad panel system to the cut line of the retained All Saints Library Building and cement particle board for the main temporary cladding to the Sandra Burslem Building, upon completion of the demolition works hereby approved.

b) Upon the completion of the demolition works, final confirmation on the extent of the All Saints Library to be retained shall be submitted to and approved in writing by the Local Planning Authority.

c) Within twelve months of the commencement of the demolition of the buildings/structures on the site, a contract for the permanent making good of the remaining portion of the All Saints Library Building and Sandra Burslem Building, including material samples for said works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details, as well as a timescale that shall also be agreed and approved in writing by the Local Planning Authority.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL