



Planning

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Date: 17 April 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145573/NMC/2026

Description: 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.

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

I refer to your application for a non-material amendment to planning permission reference 143943/FO/2025.

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

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 143943/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143943/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

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.

Should you wish to discuss the matter further, please contact Michael Pearson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing