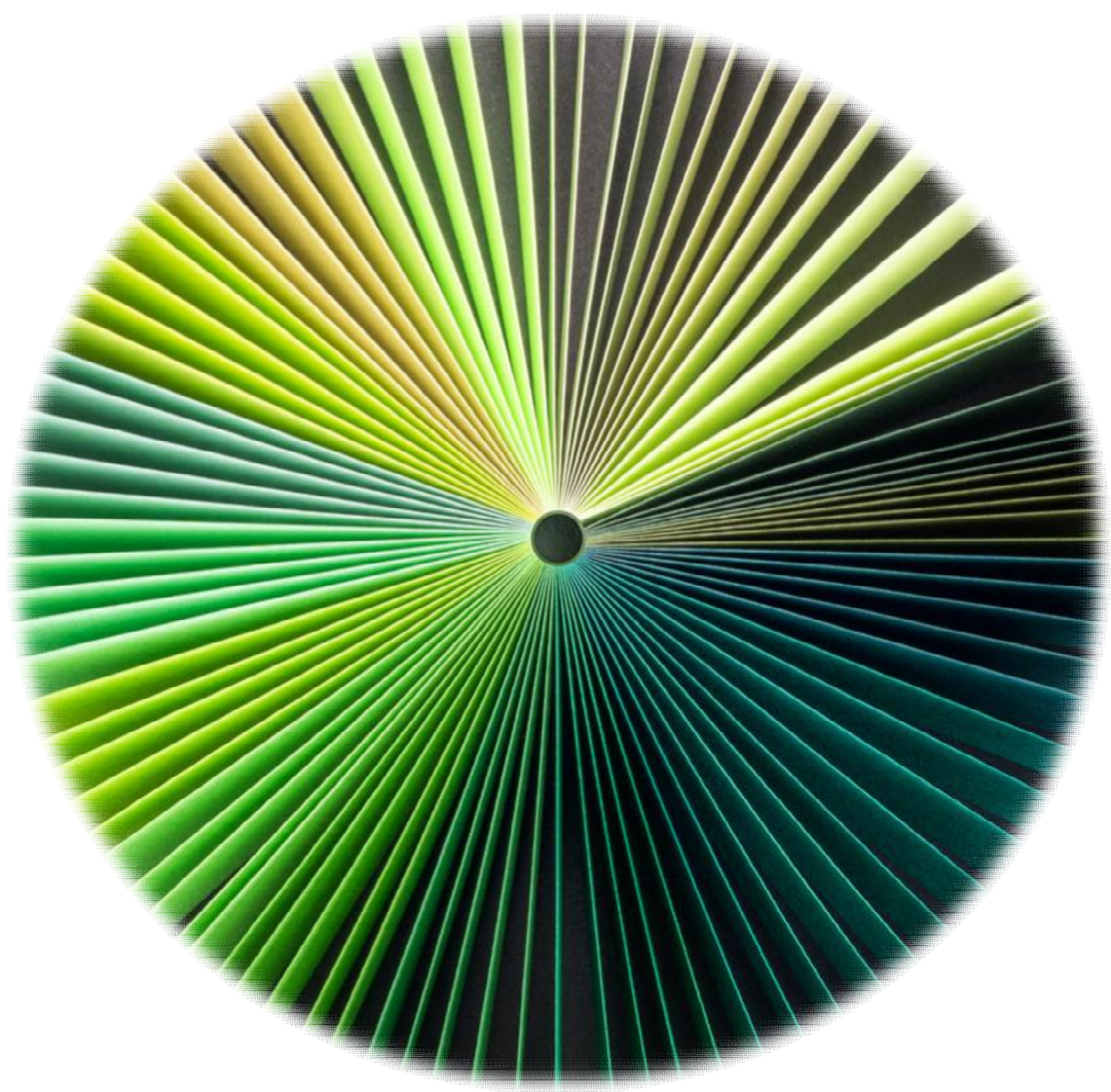




All Saints West Refurbishment,
Manchester Metropolitan University
Planning Statement

30 January 2025

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1. Introduction

This section introduces the proposals and summarises the structure of this Planning Statement.

- 1.1. This Planning Statement ('the Statement') accompanies an application to Manchester City Council (MCC) for Full Planning Permission for the refurbishment of a portion of the vacant All Saints Library building, to create a repurposed educational facility on Manchester Metropolitan University's All Saints Campus located in Manchester City Centre.
- 1.2. The Applicant is Manchester Metropolitan University ('the Applicant').
- 1.3. The description of the Proposed Development on the application for Full Planning Permission is set out below:
"Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), plus the erection of a new associated four-storey staircore and other associated works."
- 1.4. Manchester Metropolitan University's proposals to redevelop the Site have been subject to a previous planning application, approved in February 2024 (planning permission ref. 138424/FO/2023). This application secured permission for the refurbishment of the existing library building, and the demolition of the adjacent building to make way for a new 12 storey development fronting Oxford Road.
- 1.5. Building upon the foundations of the 2023 scheme, the Applicant is now advancing a refreshed approach to shape the future vision for the cultural services at the heart of the All Saints Campus, in line with the current estates strategy.
- 1.6. Currently, planning permission (ref. 143943/FO/2025), for the partial demolition and retention of the extant All Saints Library building is being implemented on Site. This application was approved on 22 December 2025.
- 1.7. The retained library portion is located within the application's site boundary.
- 1.8. The adjacent, demolished, portion of the library is subject to a separate planning application for redevelopment into a new library facility (application ref. 144697/FO/2025). This application was submitted in December 2025 and is currently being determined. The extent of the Proposed Development Site seamlessly integrates with this adjoining planning application site, to create a cohesive whole.
- 1.9. With regard to the Proposed Development, this Statement considers its strategic and local context and assesses its acceptability in the context of the Local Development Plan and other material considerations such as the National Planning Policy Framework (NPPF) and relevant guidance.

The Applicant

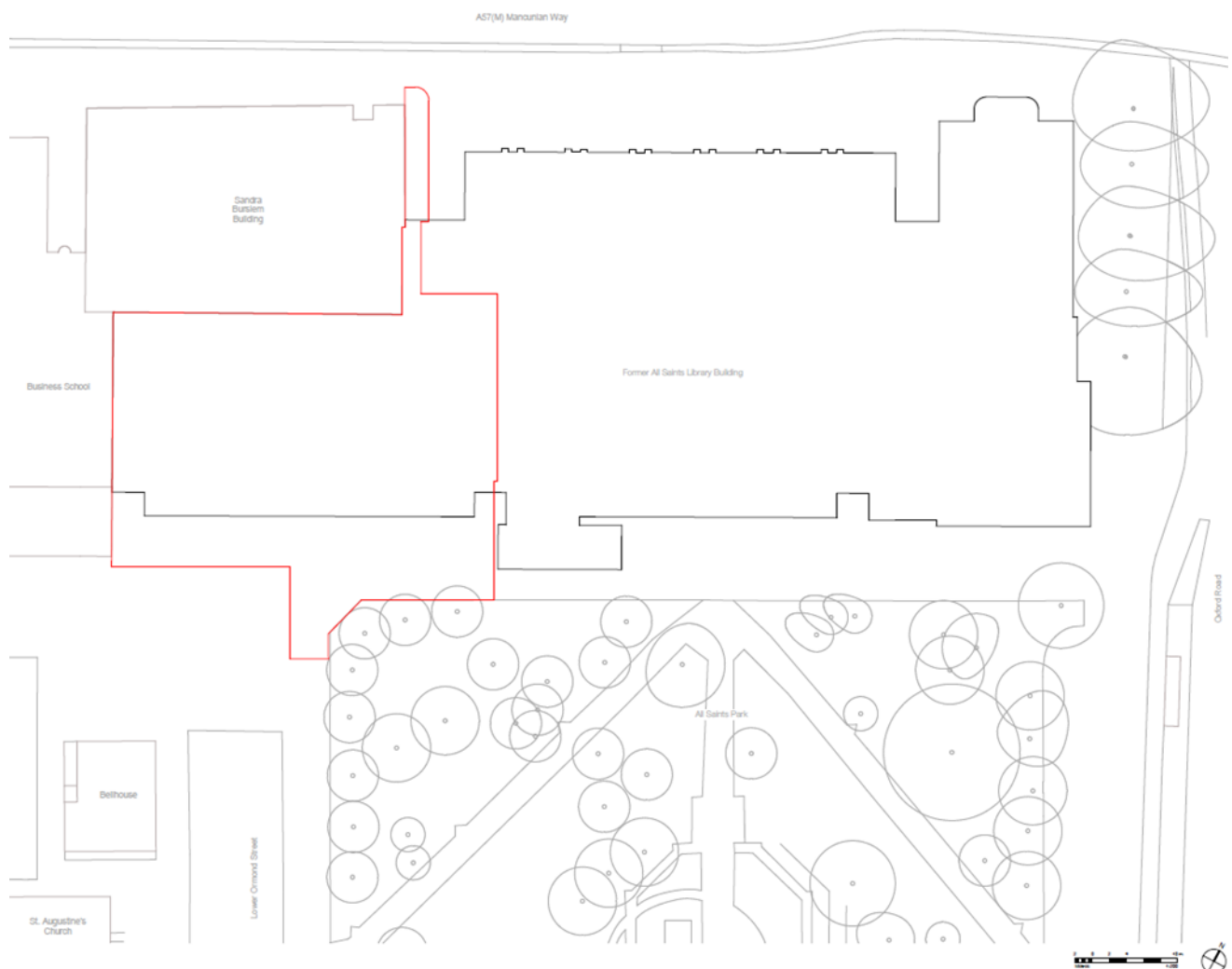
- 1.10. Manchester Metropolitan University is one of the largest and most renowned universities in the country, accommodating a diverse community of over 44,000 students.
- 1.11. Situated in the vibrant heart of Manchester, the university boasts cutting-edge facilities and a forward-thinking approach to education.

- 1.12. It is distinguished by its commitment to delivering innovative teaching methods, conducting high-quality research, and offering award-winning degree apprenticeship programmes, all designed to equip students with the skills and knowledge needed to excel in their chosen careers.

The Site

- 1.13. The 0.16-hectare Site in Manchester City Centre is bound by the University's vacant All Saints Library building to the east, by the Faculty of Business and Law to the west, the Sandra Burslem building to the north and All Saints Park to the south. The Applicant is Manchester Metropolitan University.
- 1.14. The Site currently comprises a portion of the vacant All Saints West Library Building - a three-storey brick building. The existing building has been vacant since summer 2024.
- 1.15. Figure 1.1 defines the application Site boundary in red.

Figure 1.1: Red Line Boundary Plan



- 1.16. The Site's strategic position within the Oxford Road Corridor, a designated priority area for higher education, underscores its role as a significant economic and knowledge-economy driver for Manchester and the wider City Region. This corridor is renowned for fostering research, innovation, and growth across high-value sectors, including Creative and Digital, Health, Science, Innovation, and Advanced Materials and Engineering.

- 1.17. Integrating with wider campus developments, this refurbishment will enhance the Site by providing expanded Student Services facilities across two floors. The introduction of flexible open-plan engagement spaces, interview rooms, computer labs, and new staff meeting rooms is key to implementing a new student services model, thereby improving resources and support for students and staff. The refurbishment is specifically designed to align with the University's 'Road 2030' strategic vision, particularly addressing key themes of inclusivity, innovation, and sustainability, which the current building does not adequately offer.
- 1.18. Situated prominently within the Oxford Road Corridor, the repurposed educational facility will be a key asset in strengthening the University's offer for students. This contemporary development will contribute significantly to the overall appeal and functionality of the main University district within Manchester City Centre, further solidifying the area's status as a vibrant hub of academic and economic activity.
- 1.19. The proposed overall quantum of development is set out within Table 1.1.

Table 1.1: Development Proposals

Quantum	Use/Amount
Site Area	0.16
Building Height (AOD/Non-AOD / Storeys)	+54m / +28 / 4 storeys (including roof)
Total Floorspace (GIA)	2,705 sqm (retained building: 2,315 sqm, new staircore: 390 sqm)
Use	Use Class F1 (Learning and non-residential institutions)

Pre Application Stakeholder Engagement

- 1.20. The project team has undertaken a comprehensive consultation programme with University, Council and local stakeholders during the briefing and design development of the project.
- 1.21. Pre-application discussions were held with MCC Planning between May 20th 2025 and December 11th 2025, to discuss and agree the approach to strategy, design, stakeholder engagement and materiality.
- 1.22. Engagement with local councillors of the Deansgate and Hulme Wards took place between August and October 2025 in relation to the proposals and the contextual development at the campus.
- 1.23. Further statutory consultation will be undertaken during the determination period, with the Applicant committed to ongoing engagement with the Local Planning Authority.

Structure of the Planning Statement

- 1.24. The remainder of this Statement is structured as follows:
- Section 2 – provides the strategic context for the Proposed Development;
 - Section 3 – describes the context of the Site;
 - Section 4 – outlines the full details of the Proposed Development;

- Section 5 – provides a planning assessment of the Site-specific planning issues;
- Section 6 – sets out the Public Benefits associated with the Scheme; and,
- Section 7 – concludes by summarising the case for the grant of Planning Permission.

1.25. The documents submitted in support of the Application are set out in Appendix A of this Statement.

2. Strategic Context

This section provides an overview of the strategic context within which the Proposed Development is brought forward, with reference to the documents which capture Manchester's strategic priorities with respect to the Site and the Proposed Development.

- 2.1. The Proposed Development has been conceived and designed to contribute directly to Manchester's strategic priorities, with direct reference to the following strategic documents.

Our Manchester Strategy 2025 – 2035 (2025)

- 2.2. 'Our Manchester Strategy 2025 – 2035 (2025)' published in March 2025 highlights five persistent challenges for the city, including concerns regarding inequality, housing, climate change, quality of life and clean, the curation of green and safe neighbourhoods.
- 2.3. To address these challenges, the document is structured around 12 themes, spread across three principal themes:
- 'Our People' pertains to Manchester residents and ensuring they experience fulfilling lives.
 - 'Our Neighbourhoods' focuses on ensuring the city fosters civic pride by providing "good quality, attractive and affordable homes, and green spaces."
 - 'Our City' aims to secure the city's future development by promoting "a growing economy, adaptation to climate change and reduced carbon emissions, and reliable transportation options for residents and visitors."
- 2.4. Priority 2 of Manchester's city strategy emphasises delivering "a great education" and opportunities for lifelong skill development, crucial for residents to secure optimal employment. This objective is significantly advanced by Manchester's universities, which provide world-class education and play a vital role in retaining graduates within the city region.
- 2.5. The Proposed Development will contribute directly to this priority. It will deliver an enhanced, high-quality facility that supports the university's expansion and strengthens its capacity to offer exceptional educational opportunities.

Investing in Success – an Economic Strategy for Manchester (2023)

- 2.6. Manchester's Economic Strategy seek to make the City's economy function as a net-contributor to UK GDP and provide the best possible opportunities for its residents. To achieve this, the Strategy aims to create an economy that:
- Is thriving and performing as well as the best international comparators.
 - Creates great opportunities and increases social mobility for residents.
 - Attracts the best of global business and talent.
 - Is resilient to future shocks and a changing climate and capitalises on the opportunities created by the transition to zero-carbon.
- 2.7. In Section 3, "Enablers of Growth," investment in educational facilities is identified as a key driver of growth and is recognised as a critical factor that "must keep pace with the city's growing economy

and population." Priority 3 highlights the importance of increasing investment in social infrastructure, including health services, education, community facilities, parks, and emergency services, to ensure that residents can maintain a high quality of life.

- 2.8. Aligning with MCC's Priority 3, the Proposed Development aims to enhance educational infrastructure, thereby improving opportunities and supporting the continued growth of the local economy.

Manchester Climate Ready Plan 2025-2030

- 2.9. The Manchester Climate Ready Plan 2025-2030 (the 'MCR Plan') is the city's current climate change strategy. It establishes a framework to guide residents, organisations, and decision-makers in progressing towards a zero-carbon and climate-resilient Manchester.
- 2.10. The MCR Plan outlines various objectives including the need to reduce greenhouse gas emissions and adapt to a changing climate. It also emphasises the importance of ensuring all new developments are built and operated sustainably, alongside expanding and enhancing the quality of the city's natural environment.
- 2.11. In alignment with the MCR Plan's key objectives, the Proposed Development will embed sustainability principles throughout its design and construction phases.

Manchester City Centre Transport Strategy to 2040

- 2.12. Manchester City Centre Transport Strategy to 2040 sets out the need to support the city's ambitions to grow, become carbon neutral by 2038 or sooner, while ensuring that it is well-connected to the wider area that it serves.
- 2.13. The Strategy provides a 20-year framework for future investment in and management of the city's streets and transport systems. This will be critical to recovering from the Covid-19 pandemic, setting the necessary conditions for city centre residents, visitors and businesses to thrive.
- 2.14. The strategy has the ambition to achieve the following:
- Walking is the main way of getting around the City Centre;
 - The City Centre is cleaner, greener and less congested;
 - More people choose to cycle to destinations within the City Centre;
 - The City Centre benefits from better public transport connections;
 - Parking in the City Centre is smarter and integrated with other modes;
 - Goods are moved and delivered sustainably and efficiently into and within the City Centre; and,
 - Innovation is embraced where it benefits the City Centre and its users.
- 2.15. The Site currently benefits from a highly sustainable location along Oxford Road, offering excellent access to public transport and active travel options. The proposed refurbishment will not alter existing transport provisions or generate new traffic, ensuring full adherence to Transport Strategy.

Great Outdoors: A Green and Blue Infrastructure Strategy for Manchester 2015-25

- 2.16. The strategy recognises that parks, river valleys, gardens, street trees, green roofs and canals are an essential part of creating a successful, liveable city. The 2025 vision is that high quality, well-maintained green and blue spaces will be an integral part of all neighbourhoods, with access for communities and workers, and stimulating business investment.

- 2.17. The Proposed Development will carefully consider the impacts of construction on its surrounding environment and fully adhere to the principles of the green and blue infrastructure strategy.

Manchester Metropolitan Estates Strategy 2022

- 2.18. Manchester Metropolitan University is committed to transforming its image and reputation to attract high-calibre students, staff, and research investment.
- 2.19. The University's 2030 strategy is built around five core pillars: ambition, community, place, partnership, and sustainability. These principles underpin its overarching goals of delivering world-class education and research, driving a significant enhancement in the University's profile and influence.
- 2.20. To achieve this vision, the University is focusing its investment on areas of disciplinary strength, fostering education and research that not only shape policy but also advance key sectors, including Business and Law, Arts and Humanities, Science and Engineering, Health, and Education.

3. Site Description and Context

This Section describes the Site, its context in relation to the surrounding area and its suitability for the Proposed Development.

Site Description

- 3.1. The 0.16 ha. site is located in Manchester City Centre and bound by the University's vacant All Saints Library building to the east, by the Faculty of Business and Law to the west, the Sandra Burslem building to the north and All Saints Park to the south. The Site is currently occupied by a portion of All Saints Library building, which has been vacant since summer 2024.

Surrounding Area

- 3.2. The surrounding area is characterised by a mix of uses and building typologies. The portion of the library undergoing demolition is situated immediately adjacent to the Site and is currently the subject of a separate planning application for its redevelopment into a new library facility. The extent of this Proposed Development Site seamlessly integrates with this adjoining planning application site, to create a cohesive whole.
- 3.3. To the east, on the opposite side of Oxford Road, the area predominantly features low-rise buildings comprising retail and commercial properties at ground floor, with residential units above, typically ranging between two and three storeys in height.
- 3.4. To the south, All Saints Park provides a valuable area of public realm, bordered by Manchester Metropolitan University buildings and St Augustine's Church. The west periphery is bordered by additional University buildings and student accommodation, contributing to the academic and residential character of the area.
- 3.5. Mancunian Way runs in an elevated east-west alignment, to the north of the Site, beyond which lies the Manchester Metropolitan University's John Dalton Building and the Circle Square development. Circle Square is a prominent mixed-use area of significant density, characterised by its substantial building heights and massing.

Site Specific Environmental Designations

Air Quality

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

Ecology and Biodiversity

- 3.7. There is one European designated Site within 1.2km away from 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.
- 3.8. 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.
- 3.9. An Ecological Assessment and a Biodiversity Net Gain Assessment were undertaken by Tyler Grange and have been submitted alongside the planning application.

Flood Risk and Drainage

- 3.10. 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.
- 3.11. 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 Note has been submitted alongside this planning application.

Heritage

- 3.12. The Whitworth Street Conservation Area is located c. 270m to the north of the Site.
- 3.13. 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 11 Listed Buildings that are identified. As the proposed involved refurbishment works, it is not anticipated that the development will adversely affect the surrounding heritage assets.

Table 3.1: Listed Buildings within 200m of the Site (Historic England, 2026)

Name	Grade	Listing ID
Former Manchester Ear Hospital	II	1197922
Roman Catholic Church of St Augustine	II	1392331
Ormond Building	II	1219718
Righton Building	II	1197781
Grosvenor Building	II	1293192
Former Town Hall Façade to Mabel Tylecote Building	II	1283062
Former Grosvenor Picture Palace	II	1218431
Former Adult Deaf and Dumb Institute	II	1200839
Chatham Mill	II	1293040
Dalton Statue in Forecourt of Dalton College	II	1197791
Dancehouse Theatre	II	1384997

Connectivity and Accessibility

- 3.14. The Site is in a sustainable and highly accessible location within Manchester City Centre. Manchester has a compact and walkable City Centre, and the Site therefore has excellent access to the services and facilities it has to offer.
- 3.15. A summary of the connectivity to the existing site by each mode of transport is set out below.

Walking Network

- 3.16. The Manchester City Centre Transport Strategy to 2040 suggests that the City Centre should be “safe and easy to walk around with clear, well-signed routes. Pavements and public spaces will be

high quality, well-maintained, green and accessible – catering for everyone, no matter what their age or mobility.”

- 3.17. The Site benefits from excellent pedestrian accessibility, strategically positioned along Oxford Road, which functions as a primary pedestrian thoroughfare.
- 3.18. The immediate surroundings are further enhanced by the fully pedestrianised area to the south, adjacent to All Saints Park, significantly contributing to the walkability of the locality.
- 3.19. In 2021, significant improvements were implemented to the pedestrian infrastructure through works undertaken at All Saints Park, directly adjacent to the Site. These enhancements included the extension of pedestrianised areas along Lower Ormond Street and Cavendish Street, thereby further integrating the Site into a highly accessible network.
- 3.20. Additionally, established pedestrian links to the north, beneath the Mancunian Way, provide direct and safe access to the wider University campus, including the John Dalton buildings.

Cycling Network

- 3.21. Sustainable transport provisions for the Site are well-established. Designated cycle lanes are present along Oxford Road, forming a key element of Manchester’s proposed Bee Network.
- 3.22. Further enhancing cycling accessibility, an existing Cycle Hub is strategically located immediately north-east of the Site, beneath the Mancunian Way undercroft, as part of the University’s comprehensive campus-wide cycle strategy. The Cycle Hub offers cycle parking for both students and staff of the university.
- 3.23. The area is also served by Transport for Greater Manchester’s Bee Active Scheme, offering pedal and e-bikes for hire via a mobile application. Conveniently, 17 Bee Active docks are situated on Oxford Road adjacent to All Saints Park, with an additional 4 docks positioned outside the Institute of Sport.

Bus Network

- 3.24. The Site benefits from immediate proximity to key bus routes on Oxford Road and Higher Cambridge Street, including services 15, 142, 101, V1, and V2, which connect to various locations across Greater Manchester.
- 3.25. Manchester’s free bus service provides convenient access to major city centre destinations and landmarks. These services are wheelchair accessible, operate every 10 minutes during the day, and offer rapid connections between the Site, mainline railway stations, car parks, and retail centres. The nearest stop, Oxford Road Station (Stop E), is an eight-minute walk from the Site.

Metrolink

- 3.26. The Site is a 12-minute walk to St Peters Square Metrolink stop, enabling access to various areas across Greater Manchester such as East Didsbury, Altrincham, Eccles and Rochdale.

Rail Network

- 3.27. To the north of the Site, Oxford Road Train Station is located within an eight-minute walk, while both Deansgate and Manchester Piccadilly Stations are approximately an 18-minute walk away.
- 3.28. The Site’s central location provides excellent connectivity via rail, enabling students to travel easily from other cities and commute to the university’s campus when required.

Vehicular Access

- 3.29. The Site is strategically located adjacent to Oxford Road, a key urban transport corridor that facilitates significant vehicular movement and public transport provision into and out of the city

centre. Vehicular access along Oxford Road is restricted between 06:00 and 21:00, during which time it operates primarily as a bus priority route with frequent services.

- 3.30. To the north, the Mancunian Way, a major arterial route, runs adjacent to the Site; however, there is no direct vehicular ingress or egress from the Site onto this road.
- 3.31. The area immediately south of the Site, adjoining All Saints Park, is designated as a pedestrian priority zone, with vehicular access strictly limited to emergency and maintenance vehicles only.
- 3.32. Car parking provision for the University is managed through a comprehensive campus-wide strategy. It is important to note that no new car parking spaces are proposed as part of the Proposed Development.
- 3.33. Existing staff parking is facilitated via a restricted University permit system, complemented by an active car-sharing scheme across the campus. A dedicated University Car Park, located to the north beneath the Mancunian Way (with its entrance on Chester Street), provides parking for staff and visitors, including designated parking bays for disabled people.

Planning History

- 3.34. A planning history search for the Site has been undertaken using MCC's Public Access system.
- 3.35. The results of the search indicate that the most recent development on or around the Site occurred in 2021 and comprised the refurbishment and expansion of All Saints Park public realm, adjacent to the Site.

Table 3.2: Planning History of the Site

Reference	Description of Development	Status
128485/FO/2020	Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works.	Adjacent to the Site. Approved 2 June 2021
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 16 February 2024
140100/NMC/2024	Non material amendment to amend the wording of condition 3 (Materials) attached to planning permission.	Approved 5 July 2024
143943/FO/2025	Partial demolition, temporary weatherproofing and associated works to library building.	Approved 22 December 2025.

4. Proposed Development

This section summarises the key elements of the Proposed Development and should be read in conjunction with the submitted application drawings and Design and Access Statement.

Proposed Development Vision

- 4.1. The description of development is as follows:

“Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), plus the erection of a new associated four-storey staircore and other associated works.”

- 4.2. 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.
- 4.3. These strategic objectives, centred on delivering excellence in education and research, are underpinned by a comprehensive strategy for institutional advancement. The proposed refurbishment has been designed to directly facilitate the achievement of these ambitions. It will provide a key educational facility, benefiting students, staff, thereby generating positive societal impacts.
- 4.4. This scheme is specifically designed to repurpose a current educational facility, to deliver a refreshed, dynamic and active educational facility, placing the experience of students and staff at the core of its design and function.
- 4.5. Further details in relation to the design evolution have been provided within the Design and Access Statement prepared by Hawkins Brown.

Use and Amount

- 4.6. The Proposed Development will feature a repurposed educational facility, with the introduction of vertical circulation in the form of a new staircore, to create a high-quality building. The retained element comprises 2,315 sqm, with the addition of a new staircore, providing a total of 2,705 sqm (GIA) of Use Class F1 floorspace.

Scale and Massing

- 4.7. The proposed redevelopment of this portion of the All Saints library reflects its original scale and massing. With the addition of a new staircase and entrance portal on Oxford Road, the building’s overall form will remain largely unchanged, ensuring its continued integration within the urban context and the creation of a diverse and engaging internal space.

Appearance and Materiality

- 4.8. The design of the repurposed educational facility has been developed with careful consideration of its central location within the All Saints Campus. The proposed educational facility integrates architectural themes prevalent across this part of the campus, ensuring contextual harmony.

- 4.9. The existing building fabric will retain a dark matte finish, with the brickwork refreshed and tinted. The current glazing arrangement will be preserved to maintain the panoramic views towards All Saints Park. The newly proposed staircore will feature stainless steel cladding, designed to reflect the surrounding landscape of All Saints Park. This façade will incorporate a pattern of recessed windows.
- 4.10. Signage is proposed for the south elevation, adjacent to the main entrance. Final details of the signage proposals will be developed as part of the ongoing design process and will be subject to a separate application for advertisement consent.

Internal Layout

Ground Floor

- 4.11. The proposed main entrance is placed on the southern elevation of the development, providing instant access to a welcome point and a student hub and lounge, located centrally on the ground floor.
- 4.12. The ground floor offers a diverse array of co-working spaces, including two-person interview rooms, flexible 'pop-up' zones, designated waiting areas, and open desk booths, complemented by a convenient kitchenette. For user convenience, five toilet cubicles are provided, one of which is fully accessible. Ancillary facilities include a cleaner's store, discreetly located within the toilet circulation area. Towards the western elevation, a staff-only office and an associated office storeroom are proposed, situated adjacent to an existing and retained escape core.
- 4.13. An additional entrance is proposed to the east of the Site, along Oxford Road, which provides direct access to the building's core, containing two lifts and a staircase.

First Floor

- 4.14. The first floor is dedicated to further collaborative and instructional spaces, accessible either via the existing and retained escape staircase or through the main core's lifts and staircase.
- 4.15. This level offers users of the educational facility an expanded provision of co-working areas and classrooms. These include a 30-person office space positioned along the northern elevation, alongside a 14-person and an 18-person meeting room located along the southern elevation. Additionally, two wellbeing spaces are thoughtfully integrated into the south-west corner.
- 4.16. Further amenities on this floor comprise seven smaller interview rooms, dedicated waiting areas, a delivery and activity space, and secure lockers for both students and staff. Consistent with the ground floor, five toilet cubicles are provided, with one designed for accessible use.

Second Floor

- 4.17. This level is primarily characterised by large IT Suites, specifically designed to accommodate between 15 and 30 users at any given time, supporting advanced digital learning and research. Similar to the lower floors, the second floor incorporates five toilet cubicles, one of which is accessible, along with a dedicated storeroom and an escape staircase positioned to the west.

Access

Pedestrian

- 4.18. Strategically oriented, the building will function as a core hub, enabling effortless navigation, strengthening campus connectivity, and fostering lively social interaction across the entire pedestrian network.
- 4.19. Pedestrian access to the Site will be facilitated by two primary points: one along the south elevation, adjacent to All Saints Park, and the other along the east, facing the new University Library. Northern

pedestrian links, located beneath the Mancunian Way, will further ensure connectivity to the wider Manchester Metropolitan University campus.

- 4.20. The proposed main entrance, strategically positioned to face All Saints Park, is designed to draw users away from Oxford Road and directly into the campus. This considered orientation will establish the building as a pivotal central node, thereby facilitating intuitive navigation, enhancing campus connectivity, and fostering dynamic social interaction within the broader pedestrian network.

Cyclists

- 4.21. The Site will benefit from strong cycling accessibility, with designated cycle lanes along Oxford Road forming part of Manchester's proposed Bee Network.
- 4.22. Transport for Greater Manchester's Bee Active Scheme offers pedal and e-bike hire, with around 17 docks conveniently located on Oxford Road outside All Saints Park and the Institute of Sport.
- 4.23. Furthermore, secure cycle storage is to be provided by an existing Cycle Hub immediately north-east of the Site, located beneath the Mancunian Way undercroft, which is integrated into the University's campus-wide cycling strategy.
- 4.24. A total of 404 cycle parking spaces are located within 200m of the Proposed Development.
- 4.25. Please see the University's Sustainable Travel Plan for further details, submitted alongside this application.

Vehicular

- 4.26. The Site benefits from exceptional connectivity due to its location on Oxford Road, a primary bus route with restricted private car access (6 am – 9 pm), and proximity to the Mancunian Way (A57M), part of the Manchester's inner ring road.
- 4.27. All Saints Park, located immediately south of the Site, is pedestrianised, with vehicular access limited to emergency and maintenance vehicles.
- 4.28. Staff parking is managed through the University's permit system and a car-share scheme. A University car park, located north under the Mancunian Way with access from Chester Street, provides 136 standard and 10 accessible staff and visitor parking spaces.
- 4.29. No new parking spaces are proposed as part of the Proposed Development, as parking provision is assessed on a campus-wide basis.

Public Transport

- 4.30. The Site's location provides convenient access to comprehensive public transport networks. Oxford Road Station, a 6-minute walk north, and Manchester Piccadilly Station, a 15-minute walk east, offer extensive rail links across the north west, Pennine Corridor, Merseyside, the south, Wales, and Scotland.
- 4.31. Regular bus services operate along Oxford Road, connecting to the City Centre and South Manchester, with convenient bus stops, including those at the Oxford Road entrance to All Saints Park.

Servicing

- 4.32. Goods deliveries to the Site will utilise the access road to the north, located to the rear of the Business School. The dedicated loading bay is situated to the north of the building, towards Oxford Road, adjacent to the vehicle turning space.

Waste

Waste Storage Arrangements

- 4.33. The Proposed Development will implement a phased waste storage strategy. Initially, from Q3 2027, an interim solution will utilise an extension of the existing metal bin store cages located adjacent to the MMU Business School loading bay. This temporary arrangement will remain in place until the completion of the wider All Saints Library works, anticipated in Q2 2030. Upon this completion, the development will transition to a permanent waste storage solution, comprising dedicated Eurobins situated within the designated wooden compound space.
- 4.34. Based on estimated waste volumes, the building's waste will be serviced weekly by three 1100-litre Eurobins, providing a total weekly collection capacity of 3,300 litres. This allocation is structured to facilitate effective waste segregation, comprising one bin for general waste, one for paper and card, and one for plastic bottles and tin cans. This arrangement is designed to achieve an approximate 50/50 split between general and recyclable waste streams.

Waste Collection and Management

- 4.35. Waste collection will be managed by Veolia Environmental Services, the University's appointed contractor. Collections are scheduled daily for general waste, paper/card, and plastic/tin, with glass and food waste collected weekly, and offensive waste monthly. Veolia will access the waste storage area via the designated access road (the rear of the Business School from Lower Chatham Street), with collections occurring prior to 08:30.
- 4.36. All bins conform to BS EN 840 standards, are lockable, and will be confined within the store when not in use. The University also has established arrangements for the safe disposal of alternative waste streams, including WEEE, fluorescent lamps, batteries, metal, wood, and furniture, aligning with the waste hierarchy to maximise reuse and recycling.
- 4.37. Further details can be found in the Waste Strategy, produced by Manchester Metropolitan University and submitted in support of this planning application.

Management and Security

- 4.38. A comprehensive Security Strategy, detailing the security and management protocols for the educational facility, is appended to the DAS. This strategy will be subject to review and amendment by Manchester Metropolitan University to ensure alignment with their internal security policies.
- 4.39. The established security framework for the repurposed educational facility includes provision for CCTV surveillance, integrated access control systems, general site monitoring, and seamless integration with the University's existing security infrastructure. The Proposed Development will operate during standard teaching hours.
- 4.40. Primary pedestrian access will be facilitated via the main entrance on the south elevation, with supplementary access provided through the entrance to the new build core on the east elevation. The main entrance will benefit from direct visual oversight from a manned reception desk, and both entrances will be controlled by an integrated access control system.

Accessibility

- 4.41. The Applicant prioritises an inclusive design approach, ensuring the educational facility caters to all users through a diverse range of study environments supporting collaborative and individual learning.

- 4.42. The main entrance will be clearly visible and universally accessible. It will feature power-assisted revolving doors, supplemented by bypass doors equipped with heat curtains and controlled access systems for individuals unable to use revolving mechanisms.
- 4.43. All teaching and study areas will be designed with level access throughout to ensure universal accessibility. Accessible WCs will adhere to national safety standards, including Part M of the Building Regulations (2010), and will be strategically located within 40 metres of all key areas, providing an even distribution of left and right-hand approaches

5. Planning Assessment

5.1. The following section sets out the Development Plan and Material Considerations and assesses the Proposed Development against these.

5.2. 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) 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”.

Planning Framework

5.3. The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

Table 5.1: Planning Framework

DEVELOPMENT PLAN			
REGIONAL	GMCA Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
RELEVANT MATERIAL CONSIDERATIONS			
NATIONAL	National Planning Policy Framework (2024)		
LOCAL	Supplementary Planning Guidance	Air Quality & Planning Technical Guidance (2022)	Planning and Noise Technical Guidance (2022)
		GD04 Waste Storage and Collection Guidance (2023)	Manchester Climate Change Framework 2020-25 (2023)
	Strategic Regeneration Framework	Oxford Road Corridor Strategic Regeneration Framework Guidance (2019)	
	Other	Manchester Climate Change Framework 2020- 2025 (2020)	GD04 Waste Storage and Collection Guidance for New Developments

- 5.4. Following the publication of the consultation draft NPPF in December 2025, it is noted that whilst it carries very limited weight due to its current status, its content is considered supportive of the conclusions reached within this Planning Assessment
- 5.5. The Proposed Development is assessed with reference to these documents in respect to the following relevant planning considerations:
- Principle of Development
 - Overall Assessment of Development
 - Design and Appearance
 - Inclusive Design
 - Climate Change and Energy
 - Environmental Considerations
 - Flood Risk and Drainage
 - Ground Conditions
 - Noise and Vibration
 - Traffic and Transport
 - Other Considerations
 - Waste
 - Servicing and Deliveries
 - Construction Management
 - Operational Management

Relevant policies and guidance:

Development Plan

- **Places for Everyone Joint Development Plan (2024)**
 - JP-Strat1: Core Growth Area
 - JP-Strat2: City Centre
 - JP-S1: Sustainable Development
- **Manchester Core Strategy (2012)**
 - SP1 – Spatial Principles
 - DM1 – Development Management
 - EC3 – The Regional Centre
 - CC1 – Primary Economic Development Focus: City Centre and Fringe
 - CC6 – City Centre High Density Development
 - CC8 – Change and Renewal

Material Considerations

- NPPF (2025)

Principle of Development

Overall Assessment of Development

- 5.6. In line with the first part of S38(6) of the TPCPA the Proposed Development accords with Development Plan as a whole. The principle of the comprehensive refurbishment of the Site is established through regional and local planning policy, namely the policies in the Core Strategy (2012). In line with the second part of S38(6) it is prudent to assess the Proposed Development against other material considerations, in this regard due consideration has been had to the NPPF and the Site’s strategic location within Manchester City Centre.
- 5.7. The Proposed refurbishment of All Saints West, at Manchester Metropolitan University's All Saints Campus is strongly supported by national, regional, and local planning policy.
- 5.8. At the heart of the NPPF is the presumption in favour of sustainable development and making effective use of available land (Paragraph 125(c)). The NPPF states that planning decisions should favour proposals which utilise “suitable brownfield land within settlements for homes and other identified needs,”. Thus, by refurbishing an under-utilised site, the proposals directly address an identified need for educational facilities to support students and staff at Manchester Metropolitan University. This approach aligns with the NPPF's objective of promoting sustainable development and efficient land use within existing urban areas.
- 5.9. At the regional level, Places for Everyone promotes the development of urban and brownfield land. The broader Manchester Metropolitan University campus developments, including the proposed refurbishment, is supported by:
- Policy JP-Strat 1 (Core Growth Area)
 - Policy JP-Strat 2 (City Centre)
- 5.10. Both JP-Strat 1 and JP-Strat 2 encourage sustainable development within the Core Growth Area and Manchester City Centre, supporting job creation, increased housing, and infrastructure improvements over the coming decades. The Proposed Development contributes to the growth of Manchester City Centre and supports its role as a hub for educational and cultural activity.
- 5.11. Locally, the repurposing of an educational facility at this location is expected to align with the economic, social, and cultural aspirations for the City Centre, as outlined in Manchester Core Strategy policies SP1, CC4, CC6, CC7, CC8, and CC10. In accordance with the above policies, the Proposed Development is supported by the Development Plan when read as a whole.

Design and Appearance

Relevant policies and guidance:
Development Plan • Places for Everyone Joint Development Plan (2024) ○ JP-P1 Sustainable Places • Manchester Core Strategy (2012) ○ Core Strategy Policy EN1 – Design Principles and Strategic Character Areas ○ Core Strategy Policy CC9 - Design and Heritage ○ Core Strategy Policy DM1 – Development Management ○ Core Strategy Policy CC10 – A Place for Everyone

Relevant policies and guidance:

- Core Strategy Policy EN3 – Heritage
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EN9 – Green Infrastructure

Material considerations

- NPPF (2025)
- Design for Access 2 (2003)

- 5.12. Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the Proposed Development is located.
- 5.13. Core Strategy Policy DM1 Development Management states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detailing as well as the impact on the surrounding areas in terms of the design, scale and appearance.
- 5.14. The NPPF advises that good design is a key aspect of sustainable development. At Paragraph 135 it is advised that planning policies and decisions should ensure that developments:
- Will function well and add to the overall quality of the area, over the lifetime of the development;
 - Are visually attractive;
 - Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and,
 - Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users' and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.15. The Proposed Development demonstrably adheres to design and appearance policies, including Core Strategy Policies EN1 and DM1, and NPPF Paragraph 135, through its high-quality, contextually sensitive architecture.

Inclusive Design

- 5.16. Core Strategy Policy CC10 A Place for Everyone states that developments will be supported where they promote high standards of accessibility to buildings and across spaces in the City Centre. Core Strategy Policy DM1 Development Management also states that buildings and neighbourhoods should be fully accessible to people with disabilities.

- 5.17. The Design for Access 2 document also offers a practical and clear set of best practice standards for promoting equal access to facilities within buildings, outlining specific measures to enhance accessibility and inclusivity within development schemes.
- 5.18. Section 12 of the NPPF sets out the need for developments to be inclusive and accessible for existing and future users.
- 5.19. The Proposed Development is designed to be welcoming and accommodating to all, regardless of background, abilities or circumstances. The supporting Design and Access Statement prepared by Hawkins Brown sets out further details. A compliance condition will be included on the consent to ensure that the Proposed Development includes for full access for disabled people to be provided to all areas of the building.

Landscaping and Public Realm

- 5.20. The Proposed Development's public realm and landscaping strategy is firmly rooted in national and local planning policy, specifically Core Strategy Policy SP1 (Spatial Principles) which promotes 'well-designed places that enhance or create character', and Chapter 12 of the National Planning Policy Framework (NPPF).
- 5.21. The NPPF (Paragraph 135) mandates that planning decisions ensure developments are 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping', emphasising the creation of 'high quality, beautiful and sustainable buildings'.
- 5.22. The landscape masterplan for the Proposed Development outlines the creation of high-quality, visually attractive public realm and amenity spaces. These are designed to enhance both the new All Saints Library Site elements and the existing University campus elements.
- 5.23. Hard landscaping will feature durable, lifted, and re-laid concrete paving, ensuring integration with existing surfaces and the adjacent Business School.
- 5.24. Soft landscaping will comprise ornamental planting along the south elevation, complemented by a mix of evergreens, semi-evergreens, ornamental, and pollinator-friendly species along the east and southeast of the Site, fostering a cohesive local character and year-round visual interest. A Habitat Management and Monitoring Plan will be secured via planning condition, to ensure the ongoing maintenance of the proposed soft landscaping.
- 5.25. This comprehensive approach to public realm and landscaping directly aligns with the NPPF's emphasis on 'visually attractive' developments and Core Strategy Policy SP1's objective of 'creating well-designed places that enhance or create character'.
- 5.26. In conclusion, the proposed public realm and landscaping plans demonstrate a robust commitment to delivering a high-quality, visually attractive, and character-enhancing environment, fully in accordance with prevailing planning policy.

Climate Change and Energy

Relevant policies and guidance:	
Development Plan	• Places for Everyone Joint Development Plan (2024) ○ Policy JP-S1: Sustainable Development ○ Policy JP-S5: Clean Air ○ JP-P1: Sustainable Places ○ JP-S2: Carbon and Energy

Relevant policies and guidance:

- **Manchester Core Strategy (2012)**
 - EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
 - EN8 – Adaption to Climate Change

Material Considerations

- NPPF (2025)
- GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero) (2025)
- Approved document: Part L (2021) Building Regulations (2023 amendment)

- 5.27. A Climate Emergency was declared by MCC on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In 2025, Manchester City Council endorsed the 'Manchester Climate Ready: The Plan 2025-2030' covering a five year period.
- 5.28. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicles, and seeking 100% renewable energy. Whilst this has also not been formally adopted into planning policy, it is a material consideration for development proposals.
- 5.29. At a national level, on 15 December 2021 the government announced changes to The Building Regulations to help the UK deliver net zero. The changes include a requirement for new non-dwelling developments to produce around 27% less CO2 than current standards.
- 5.30. The Greater Manchester Combined Authority Net Zero Design Guidance (2025), produced to provide guidance on the Places for Everyone policies and sets a series of KPIs for non-residential developments.
- 5.31. The application is accompanied by an Energy and Carbon Statement by Buro Happold (which includes an Embodied Carbon Statement), prepared to respond to the GMCA guidance. The statement confirms the following sustainability measures are included:
- Improvement in airtightness and solar control
 - LED lighting
 - ETL listed equipment
 - Up to 500 sqm of roof mounted PV
- 5.32. Further details can be found within the Energy and Carbon Statement.
- 5.33. The Proposed Development demonstrates a commitment to environmental sustainability by prioritising the reuse of the existing building. This approach substantially reduces the project's carbon footprint by minimising embodied carbon emissions.
- 5.34. Retaining the original concrete structures and brick walls negates the need for new, carbon-intensive materials and avoids the emissions associated with demolition and waste. By refurbishing a library, no longer fit for purpose, the development aligns with Core Strategy Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development and PfE Policies JP-S1: Sustainable Development and JP-S2: Carbon and Energy.

- 5.35. It is also considered that the refurbishment is deemed sustainable from a transport perspective. The Proposed Development will not result in enhanced demand within the campus, as the purpose of the development is to provide enhanced facilities-only.
- 5.36. The Site is located within a highly sustainable location within the City Centre and highly accessible by sustainable public transport modes including bus, rail and Metrolink, with Oxford Road Rail Station being a six minute walk away.
- 5.37. The Proposed Development's design excludes additional on-site parking for visitors, students, or staff. This decision aligns with the broader sustainable transport strategy, aiming to minimise car-based journeys to the Site. The Proposed Development is in line with Policy JP-S5: Clean Air within the recently adopted Places for Everyone (2024) plan which notes development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution
- 5.38. Based upon the above it is considered that the Proposed Development is in line with both regional and local policy in relation to climate change impacts.

Environmental Considerations

Relevant policies and guidance:

Development Plan

- **Places for Everyone Joint Development Plan (2024)**
 - Policy JP-C1 – An Integrated Network
 - Policy JP-C3 – Public Transport
 - Policy JP-C5 – Streets for All
 - Policy JP-G2 – Green Infrastructure Network
 - Policy JP-G6 – Urban Greenspace
 - Policy JP-G8 – A net Enhancement of Biodiversity and Geodiversity
- **Manchester Core Strategy (2012)**
 - Policy EN9 – Green Infrastructure
 - Policy EN14 – Flood Risk
 - Policy EN15 – Biodiversity and Geological Conservation
 - Policy EN16 – Air Quality
 - Policy EN17 – Water Quality
 - Policy EN18 – Contaminated Land and Ground Stability
 - Policy DM1 – Development Management

Material Considerations

- NPPF (2025)
- PPS25
- Manchester's Green and Blue Infrastructure Strategy (2018 updated in 2022)
- Manchester's Guide to Development SPDs
- Manchester Climate Ready: The Plan 2025-2030 (the 'MCR Plan')
- GMCA Low Carbon Heat Guidance (2025)
- GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero)
- GMCA Submission guidance for Places for Everyone policies JP-S2 and JP-S3

Flood Risk and Drainage

- 5.39. Based on the Environmental Agency's flood map, the Site is located within Flood Zone 1 and in accordance with the NPPF's Flood Risk Vulnerability and Flood Zone Compatibility table, the Site is suitable for any development.
- 5.40. A Drainage and Flood Risk covering note has been prepared by Buro Happold and submitted in support of this application. It concludes that a Flood Risk Assessment is not required for this refurbishment, as the existing building's drainage system, which discharges to the public combined sewer, will be re-used. There will be no increase in impermeable area and no new below-ground drainage works.
- 5.41. Places for Everyone Policy JP-S4 requires developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.
- 5.42. Core Strategy Policy EN14 (Flood Risk) notes that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.
- 5.43. As with the majority of the Regional Centre, the Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).
- 5.44. Given the proposed surface water drainage strategy aims to reuse existing rainwater pipes and combined private drainage within the development site where possible, the Drainage and Flood Risk covering note confirms that a full drainage strategy is not considered necessary for this refurbishment.
- 5.45. Accordingly, the Proposed Development aligns with national and regional policy considerations concerning flood risk and drainage, including the NPPF, Places for Everyone Policy JP-S4, and Core Strategy EN14.

Ecology and Biodiversity

- 5.46. Core Strategy Policy EN9 highlights that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. It continues by stating that the Council will seek to protect existing street trees and promote new planting. A Biodiversity Net Gain Report and an ecology assessment, prepared by Tyler Grange, accompanies this planning application in accordance with Core Strategy Policy EN15 (Biodiversity and Geological Conservation).
- 5.47. The Environment Act 2021 mandates a minimum 10% biodiversity net gain (BNG) for most new developments, calculated using a standard metric. The Biodiversity Net Gain assessment confirms that the scheme will achieve a significant Biodiversity Net Gain of 276.61%, all delivered on site, thereby exceeding the minimum 10% BNG target.
- 5.48. The Site has no nature conservation designations, and no statutory protected sites are located on or immediately adjacent to it. While the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) lies within 10km, no nationally designated or non-statutory sites are within 2km. The Site's distance from all designated sites ensures the proposed works will not cause adverse impacts.
- 5.49. The long-term ecological integrity of the Site will be secured through a Habitat Management and Maintenance Plan, ensuring habitats are maintained for at least 30 years post-development, thereby exceeding the scope of the metric's direct calculation.
- 5.50. Based upon the above the Proposed Development is considered to address the Development Plan and NPPF with regards to Ecology and Biodiversity.

Ground Conditions

- 5.51. In accordance with Paragraph 196 of the National Planning Policy Framework (NPPF) and Core Strategy Policy EN18 (Contaminated Land and Ground Stability), a Geoenvironmental Desk Study, ground investigation reports, and a Geotechnical and Contamination Risk Assessment (GQRA) were prepared by Buro Happold in 2023. These studies were submitted in support of the previous planning application for the redevelopment of All Saints Library (application ref. 138424/FO/2023).
- 5.52. Manchester City Council (MCC) has subsequently confirmed the adequacy of these existing documents for the current All Saints Development planning application (ref. 138424/FO/2023), thereby confirming that no additional geoenvironmental investigations are required. This ensures the Proposed Development is in clear accordance with national and local MCC policy and legislation pertaining to ground conditions.

Noise and Vibration

- 5.53. Saved UDP Policy DC26 (Development and Noise) outlines that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
 - the effect of new development proposals which are likely to be generators of noise; and,
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.54. A Noise Impact Assessment, prepared by Buro Happold, has been submitted in support of this planning application. The assessment concludes that the proposed development will achieve suitable internal acoustic conditions and will not result in adverse noise impacts on sensitive external receptors.
- 5.55. The supporting assessment confirms the scheme's full adherence to National, Regional, and Local Planning Policy and criteria, thereby demonstrating that noise is not a material impediment to the proposed development.

Air Quality

- 5.56. An air quality assessment, conducted by Buro Happold, has been submitted alongside the planning application. The assessment confirms that construction dust risks, though initially high, can be rendered non-significant through recommended mitigation measures to be included in the accompanying Construction Management Plan (CMP).
- 5.57. Furthermore, operational impacts from traffic are deemed insignificant as the development will not generate additional traffic compared to the existing use, and the energy strategy is primarily all-electric, utilising zero-emission technologies.
- 5.58. Based on these findings, the Site is considered suitable for the Proposed Development without requiring additional operational mitigation, thereby conforming to the principles of Local Plan policy; MCC’s Air Quality and Planning Technical Guidance; and the NPPF.

Traffic and Transport

Relevant policies and guidance:	
Development Plan	• Places for Everyone Policy JP-C1 – An Integrated Network • Places for Everyone Policy JP-C3 – Public Transport • Places for Everyone Policy JP-C5 Streets for All • Places for Everyone Policy JP-C6 – Walking and Cycling

Relevant policies and guidance:

- Core Strategy Policy CC5 – Transport
- Core Strategy Policy T1 – Sustainable Transport
- Core Strategy Policy T2 – Accessible Areas of Opportunity and Needs
- Core Strategy Policy DM1

Other Planning Policy and Guidance

- NPPF (2024)
- City Centre Transport Strategy to 2040

- 5.59. Core Strategy Policy T2 sets out that regard should also be given to the need for accessible parking for disabled people and cycle parking provision as part of new developments. Core Strategy Policy CC5 outlines that developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.
- 5.60. The Site benefits from excellent connectivity, being within short walking distance of numerous bus, Metrolink, and rail stops, and an accessible walk/cycle catchment to key city centre services and employment. University car parking is managed campus-wide, with no new spaces proposed for the Library development.
- 5.61. It is important to note, the Proposed Development will not result in an enhanced demand profile at the campus, as the purpose of the development is to provide enhanced facilities-only.
- 5.62. Existing provisions include a staff permit system, car-sharing, a dedicated University Car Park with disabled bays, Transport for Greater Manchester's Bee Active Scheme with nearby docks, Oxford Road Railway Station (6-minute walk), and extensive bus routes.
- 5.63. As such, the Proposed Development is considered to be in accordance with relevant planning policy and guidance in respect of traffic and transport, when taken as a whole.

Other Considerations

Relevant policies and guidance:

Development Plan

- **Manchester Core Strategy (2012)**
 - DM1 – Development Management
 - EN19 – Waste

Material Considerations

- NPPF (2025)
- NPPG – Waste (2015)
- Manchester City Council's Technical Guidance: Planning and Noise (2022)
- Waste and Storage Collection Guidance Note (GD04)
- Manchester City Council's Technical Guidance: Air Quality and Planning (2022)

Waste and Servicing

- 5.64. Core Strategy Policy EN19 requires all developers to demonstrate the proposals consistency with the principles of the waste hierarchy.
- 5.65. MCC has prepared a Waste Storage and Collection Guidance Note (GD04) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 5.66. The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:
- An estimated storage area for the waste produced by the development, including F&B and retail uses;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.
- 5.67. A Waste and Management Strategy has been prepared by the Applicant in support of this application. The Proposed Development features a phased waste management strategy, transitioning from an interim solution (Q3 2027) to a permanent Eurobin system within a dedicated compound, upon completion (estimated to be in Q2 2030).
- 5.68. Weekly collections, managed by Veolia Environmental Services, will utilise three 1100-litre Eurobins (3,300 litres total capacity) for segregated general, paper/card, and plastic/tin waste, aiming for a 50/50 split. Collections will occur daily for key streams, with access via the designated route before 08:30. All BS EN 840 compliant bins will be securely stored.
- 5.69. Further to this, the management and maintenance of waste will be subject to a relevant planning condition.
- 5.70. As such, the Proposed Development aligns with national and regional policies related to waste and recycling. Further information has been detailed within the attached Waste and Management Strategy.

Construction Management

- 5.71. An Outline Construction Methodology and Construction Programme (CMP) has been prepared by Eric Wright Construction and has been submitted alongside this application. The document sets out best practice for the refurbishment process to minimise the impact on the surrounding area in line with Core Strategy Policy DM1 (Development Management).
- 5.72. Appropriate servicing routes will be established to limit the duration vehicles occupy the network. Diverse routes will be used to distribute vehicle movements, and safe pedestrian routes will be maintained at all times through temporary walkways, signage and barriers.
- 5.73. Hoarding and fencing will be installed along the Site boundary, designed to mitigate dust and noise. Hoardings will be visually inspected daily and maintained accordingly. Emergency contact details will be displayed on the hoardings at the main entrance points of the Site and again at regular intervals round the Site.
- 5.74. Site operating hours will adhere with MCC's 'Environmental Protection Information for Developers' which shall be as follows:
- Monday – Friday 08:00 – 18:00 hrs
 - Saturday 09:00 – 14:00 hrs
 - Sunday/Bank Holidays – No works permitted unless with prior arrangement with Local Authority and subject to proposed site activities.

- 5.75. The above details are consistent with the Development Plan with regards to Construction Management. The submission of a Full CMP is to be subject to a compliance condition attached to any subsequent planning permission.

Operational Management

- 5.76. The building will operate during normal teaching hours. Primary access will be via the main south entrance, with additional access through the new build core on the east. Both entrances will be access-controlled, and the main south entrance will be directly supervised by a manned desk.
- 5.77. Details of the operational management strategy for the proposed development, covering: CCTV, access control secure lines, and surveillance monitoring are provided within the Design and Access Statement prepared by Hawkins Brown. The established strategy also ensures that the repurposed educational facility will be integrated into the university's existing security systems.
- 5.78. Through the implementation of this strategy, it is considered that the proposed development will address the requirements of national planning policy and the local Development Plan.

Summary

- 5.79. This section of the report provides a summary of how the Proposed Development has been comprehensively assessed in relation to relevant policies of the Development Plan and other material considerations. Read together, it has been shown that the Proposed Development is in accordance with the Development Plan and relevant material considerations when read as a whole.

6. Public Benefits

This section sets out the economic, social and environmental benefits of the Proposed Development.

Public Benefit		Assessment
	Attraction of Investment	The repurposing of an educational facility supports the University's ambition to attract high-quality students, staff, and research investment, further bolstering the regional knowledge economy and Manchester's position as a hub for higher education.
	Employment Opportunities	The scheme will generate local employment opportunities, apprenticeships, and upskilling during both the construction and operational phases, directly contributing to Manchester's economic growth and supporting the city's growing economy.
	Increased Local Spending and Vitality	By attracting and retaining students and staff, the development will increase footfall and local spending within the wider city centre area, enhancing its economic vitality and supporting local businesses.
	Promotion of Sustainable Transport	Located in a highly accessible city-centre area, the development will not include an uplift in campus-wide parking spaces, thereby promoting active and sustainable travel modes such as walking, cycling, and public transport, and reducing reliance on private vehicles.
	Enhanced Educational Provision and Student Experience	The development will refurbish an outdated facility with a modern, dynamic educational facility. By centralising all services, the Proposed Development aims to optimise accessibility and collaboration, significantly enhancing the student experience and the university's appeal.
	Improved Connectivity	The development will enhance connectivity to neighbouring public realm scheme, promoting active and sustainable travel options for all users. The refurbishment will strengthen the links between the different elements of the All Saints Campus.

Public Benefit		Assessment
	Providing high quality, highly visible, well-designed buildings	The development prioritises the delivery of high-quality, highly visible, and well-designed buildings that enhance the surrounding environment and contribute positively to the urban fabric.
	A viable use of an underutilised building	The Proposed Development will transform the vacant building into a vibrant asset to the All Saints Campus, aligning with national, regional and local priorities for urban regeneration. The sensitive refurbishment and creative reuse of the building is wholly in line with Manchester's Net Zero agenda.
	Inclusive and Accessible	The refurbished educational building has been thoughtfully designed to create a welcoming and inclusive environment that is accessible to everyone, incorporating features that cater to a diverse range of needs, including accessible entrances, and adaptable study spaces.

7. Conclusion

- 7.1. This Planning Statement has been prepared by Deloitte LLP in support of a Full Planning Application for the refurbishment of the retained portion of All Saints Library, located within Manchester Metropolitan University's All Saints Campus in Manchester City Centre.
- 7.2. Manchester Metropolitan University is a key institution in the city. It has 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.
- 7.3. Through continuous assessment and consultation, including pre-application engagement with MCC, the Proposed Development has been thoroughly refined to ensure an optimal and deliverable scheme on the Site.
- 7.4. The Proposed Development has been designed to respond to the surrounding area and context and results in a range of economic, social, and environmental benefits as outlined in Section 6 of this document and summarised as follows:
- **Economic Growth and Job Creation:** Generates local employment and contributes to Manchester's economy.
 - **Enhanced City Centre Vitality:** Boosts local spending and vibrancy.
 - **Attracts Investment:** Elevates the University's profile and draws in high-calibre individuals and research.
 - **Promotes Active & Sustainable Travel:** Encourages non-vehicular transport due to central location.
 - **Creation of a modern Educational Environment:** Provides a dynamic, state-of-the-art educational facility.
 - **Enhanced Public Realm:** Delivers improved landscaping.
 - **Improved Connectivity:** Strengthens links within the campus.
- 7.5. This Planning Statement evaluates all relevant planning policies, guidance, and material considerations, presenting a comprehensive and robust justification for the Proposed Development. It is supported by a full suite of technical assessments, which have been prepared and submitted as part of this application.
- 7.6. The Planning Statement confirms that the Proposed Development aligns with the Development Plan, both in principle and in detail (refer to Chapter 5).
- 7.7. The policy review within this Planning Statement demonstrates that the project complies with the Development Plan when considered as a whole, alongside other relevant material considerations such as the National Planning Policy Framework (NPPF). Additionally, the scheme's significant contributions to economic, social, and environmental objectives have been clearly established.
- 7.8. Consequently, the Proposed Development presents a strong case for approval and warrants the full support of the Local Planning Authority.

Appendix A – Application Documents

The Application is supported by the following documents:

Document	Prepared by
Application Form	Deloitte
Covering Letter	Deloitte
Planning Statement (including a summary of consultation)	Deloitte
Architectural Plans and Drawings (see full list in Appendix B)	Hawkins Brown
Design and Access Statement	Hawkins Brown
Landscaping Strategy	Planit
Landscaping Plans and Drawings (see full list in Appendix C)	Planit
Lighting Statement	Buro Happold
Outline Construction Management Plan	Eric Wright
Environmental Standards Statement and Energy Statement	Buro Happold
Waste Strategy including Proforma	Manchester Metropolitan University
Sustainable Travel Plan	Manchester Metropolitan University
Biodiversity Net Gain Report and Ecological Assessment	Tyler Grange
Ground Conditions and UXO	Buro Happold
Noise Impact Assessment	Buro Happold
Drainage and Flood Risk Assessment Covering Note	Buro Happold

Appendix B – Architectural Plans and Drawings

Drawing Reference Number	Drawing Name
103040-HBA-XX-XX-DR-A-080000	Site Location Plan
103040-HBA-XX-XX-DR-A-080001	Existing Site Plan
103040-HBA-XX-XX-DR-A-080002	Proposed Site Plan
103040-HBA-XX-XX-DR-A-080003	Planning Context Plan
103040-HBA-YY-00-DR-A-080100	Proposed GA Plan - Level 00
103040-HBA-YY-01-DR-A-080101	Proposed GA Plan - Level 01
103040-HBA-YY-02-DR-A-080102	Proposed GA Plan - Level 02
103040-HBA-YY-RF-DR-A-080103	Proposed GA Plan - Roof
103040-HBA-YY-PR-DR-A-080104	Proposed GA Plan - Parapet
103040-HBA-XX-XX-DR-A-080195	Proposed Waste Management Strategy Plan
103040-HBA-YY-ZZ-DR-A-080200	Proposed GA - North & West Elevation
103040-HBA-YY-ZZ-DR-A-080201	Proposed GA - East Elevation
103040-HBA-YY-ZZ-DR-A-080202	Proposed GA - South Elevation
103040-HBA-YY-ZZ-DR-A-080300	Proposed GA - Section AA
103040-HBA-YY-ZZ-DR-A-080301	Proposed GA - Section BB
103040-HBA-YY-ZZ-DR-A-080302	Proposed GA - Section CC
103040-HBA-XX-ZZ-DR-A-080350	Proposed - Bay Studies A and B
103040-HBA-XX-ZZ-DR-A-080351	Proposed - Bay Studies C and D
103040-HBA-XX-XX-DR-A-080950	VMU Scoping
103040-HBA-XX-XX-RP-A-080400	Design & Access Statement

Appendix C – Landscaping Plans and Drawings

Drawing Reference Number	Drawing Name
103040-PLA-ZZ-XX-RP-L-0002	Design and Access Statement
103040-PLA-XX-XX-DR-L-0001	General Arrangement Plan
103040-PLA-XX-XX-DR-L-1001	Hardworks
103040-PLA-XX-XX-DR-L-1002	Kerbs & Edges
103040-PLA-XX-XX-DR-L-2000	Softworks
103040-PLA-XX-XX-DR-L-2001	Tree Planting Plan
103040-PLA-XX-XX-DR-L-2002	Soils & Tree Pits
103040-PLA-XX-XX-DR-L-3000	Levels & Drainage
103040-PLA-XX-XX-DR-L-4000	Furniture

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