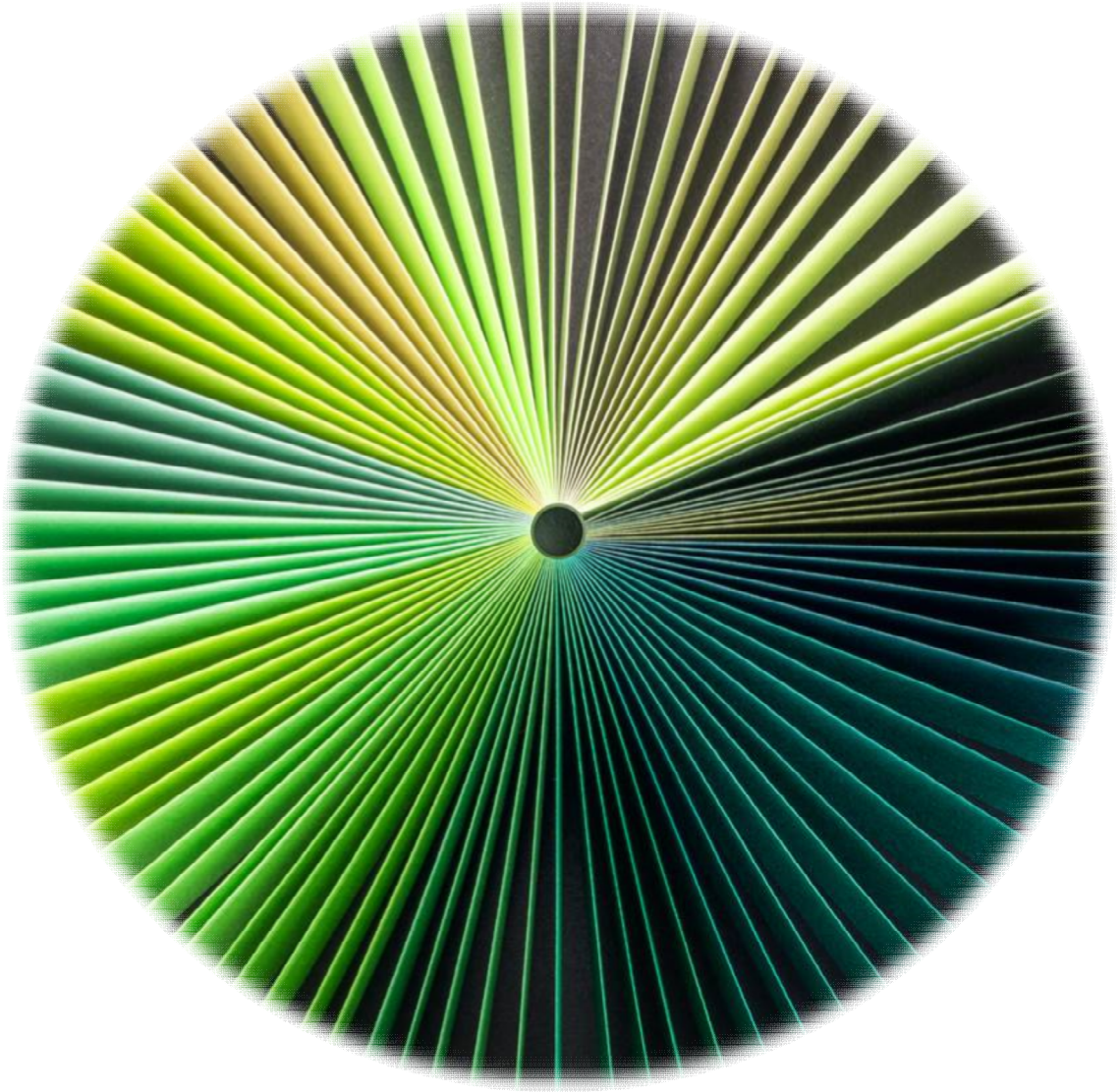


All Saints Library, Manchester Metropolitan University

Planning Statement

December 2025

Contents

1.	Introduction	3
2.	Strategic Context	7
3.	Site Description and Context	10
4.	Proposed Development	15
5.	Planning Assessment	22
6.	Public Benefits	39
7.	Conclusion	41
Appendix A – Application Documents		42
Appendix B - Response to Green Blue Infrastructure		44

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 development of a library building 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:

"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."

1.4. 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 library and cultural services at the heart of the All Saints Campus, in line with the current estates strategy.

1.6. The Proposed Development is nine storeys, inclusive of two storeys of rooftop plant.

1.7. The Site is subject to a planning application (ref. 143943/FO/2025, submitted August 2025) for the partial demolition of the extant All Saints Library building. This application is currently being determined.

1.8. Additionally, a separate planning application for the refurbishment of the retained element of the existing All Saints Library, to create a separate educational building, is to be submitted in early 2026.

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 (the 'Applicant'), 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.

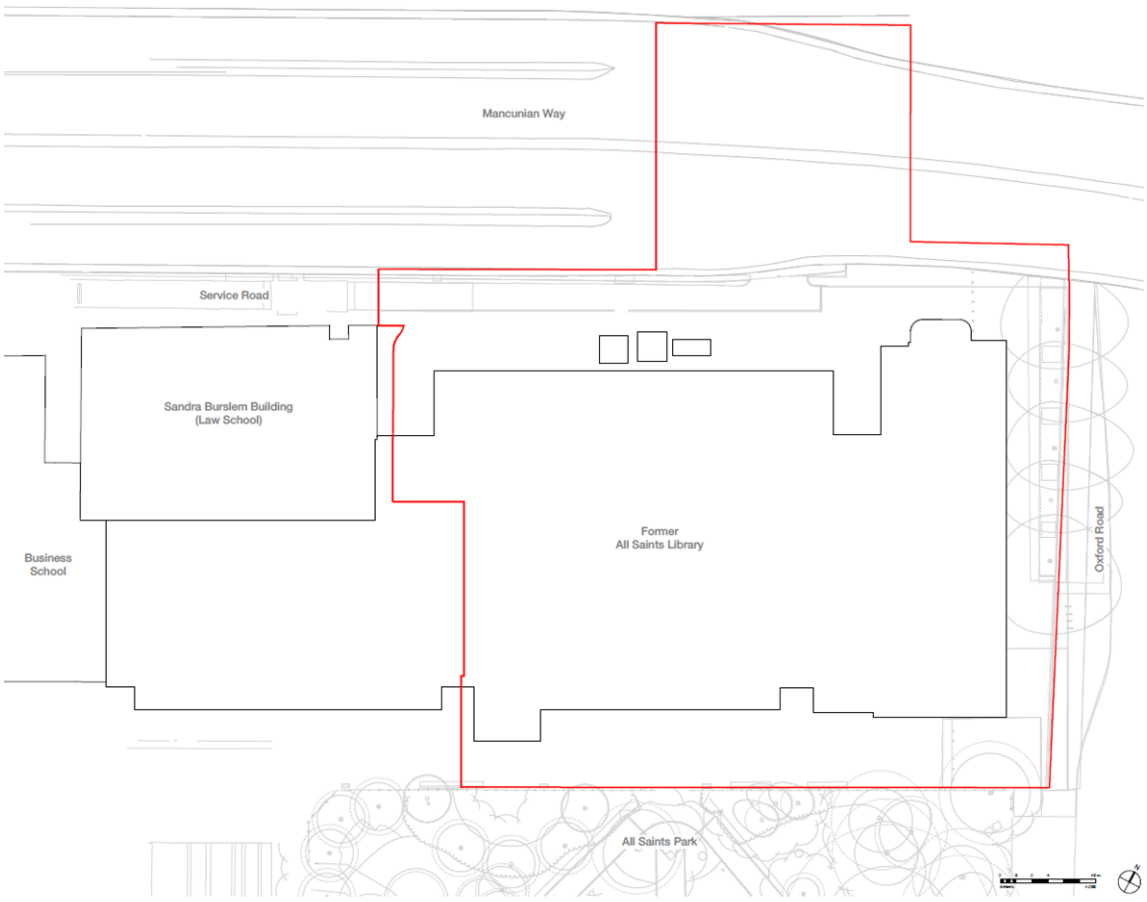
The Site

1.13. 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 and the retained element of the current All Saints Library to the west, and All Saints Park to the south.

1.14. The Site currently comprises the vacant All Saints Library Building - a seven-storey brick building. The existing building is considered no longer fit for purpose and 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 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 at the heart of the knowledge economy in fostering research, innovation, and growth in high-value sectors, including Creative and Digital, Health, Science, Innovation, and Advanced Materials and Engineering.

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

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

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

1.20. The proposed overall quantum of development is set out within Table 1.1.

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
Use	Use Class F1 (Learning and non-residential institutions)
Public Realm and Landscaping	5150 sqm

Pre Application Stakeholder Engagement

1.21. A comprehensive Statement of Consultation, prepared by Deloitte, accompanies this planning application. This document details a robust pre-application consultation programme designed to inform key stakeholders and gather feedback on the emerging scheme and its underlying rationale.

1.22. The public consultation, launched on 23rd October 2025, utilised a dedicated project website, distributed leaflets to approximately 4,161 local addresses and councillors, and included two well-attended drop-in sessions on 4th and 5th November 2025. The consultation closed on 21st November 2025, and a total of 43 responses were received via email, feedback form or leaflet.

1.23. Beyond public engagement, pre-application discussions were held with MCC Planning and Highways, Local Ward Councillors, MCC's Flood Risk department, and Greater Manchester Police. 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 7 – sets out the Public Benefits associated with the Scheme; and,
- Section 9 – 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.

1.26. Appendix B contains the Blue and Green Infrastructure 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 the strategy focuses on providing the people of Manchester with access to "a great education" and opportunities to develop new skills throughout their lives, enabling them to secure the best jobs. This priority is supported by the continued delivery of world-class education by Manchester's universities, which play a vital role in retaining a significant number of graduates within the city region.

2.5. The Proposed Development will contribute to this priority by delivering a high-quality building that supports the university's growth and enhances its ability to provide 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. The Proposed Development aligns with MCC's Priority 3 by enhancing and expanding educational infrastructure within the city, thereby contributing to improved educational 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. The Proposed Development aligns with several key objectives outlined in the MCR Plan. Notably, it proposes new public realm spaces for students and library visitors, and integrates sustainability principles throughout its design proposals and construction period.

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.

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

2.15. 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.

2.16. The Proposed Development directly responds to the material consideration by actively integrating and enhancing Green and Blue Infrastructure (GBI) elements, such as new planting, urban trees, and public realm spaces, thereby contributing to a successful and liveable city. This commitment is further demonstrated by achieving a +12.63% Biodiversity Net Gain and ensuring long-term maintenance, aligning with the 2025 vision for high-quality, accessible green spaces that stimulate investment. The detailed response to Manchester's Green and Blue Infrastructure Strategy within Appendix B of this Planning Statement further outlines how the development aligns with these crucial objectives.

Manchester Metropolitan Estates Strategy 2022

2.17. Manchester Metropolitan University is committed to transforming its image and reputation to attract high-calibre students, staff, and research investment.

2.18. 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.

2.19. 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 0.6-hectare site is located in Manchester City Centre, bounded by Oxford Road to the east, the Mancunian Way to the north, Manchester Metropolitan University's Faculty of Business and Law and the retained element of the current All Saints Library building to the west, and All Saints Park to the south. The Site is occupied by the seven-storey All Saints Library Building, a brick structure that has been vacant since summer 2024 and is no longer fit for purpose.

Surrounding Area

3.2. The surrounding area is characterised by a mix of uses and building typologies. 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.

3.3. 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.

3.4. 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

3.5. The Site is located within the Greater Manchester Air Quality Management Area, therefore, an Air Quality and Dust Assessment has been undertaken by Buro Happold and submitted alongside the planning application.

Ecology and Biodiversity

3.6. 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.

3.7. 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.

3.8. 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

3.9. 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.

3.10. 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 Assessment has been provided in support of this application.

Archaeology

3.11. In 2023, the Greater Manchester Archaeological Advisory Service (GMAAS) undertook a desk-based assessment of the Site. This assessment concluded that, due to the extensive previous development and earth-moving works, the Proposed Development is not anticipated to impact any below-ground archaeological remains.

3.12. Consequently, on 30th October 2025, GMAAS confirmed that no further archaeological consideration or assessment is required to support this planning application. It has been agreed with the LPA that the assessment is suitable for submission in support of the current planning application.

Heritage

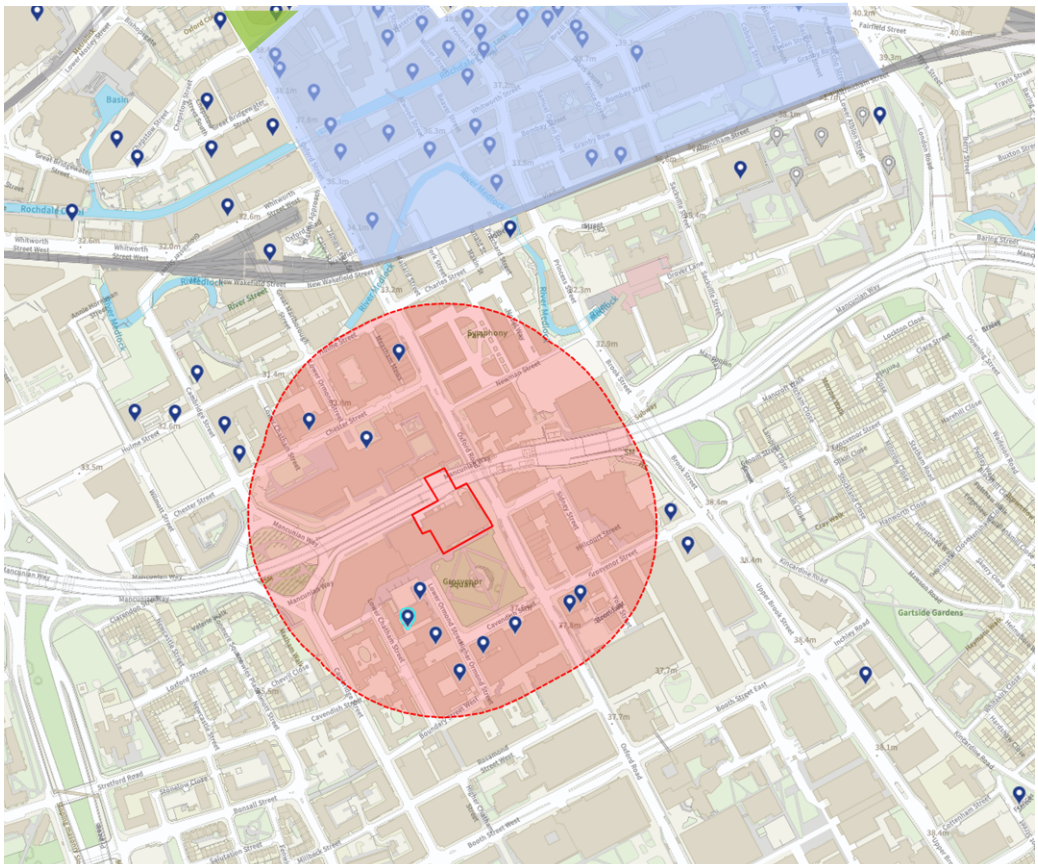
3.13. The Whitworth Street Conservation Area is located c. 270m to the north of the Site.

3.14. 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 such, a Heritage Statement has been formulated by Deloitte and submitted alongside this planning application.

Table 3.1: Listed Buildings within 200m of the Site

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

Figure 3.1: Heritage assets within a 200m radius. The Site is shown in red. Whitworth Street Conservation Area is shown in purple and George Street Conservation Area is shown in green. Sourced from Historic England's 'Search the List - Map Search' feature on 19 November 2025.



Connectivity and Accessibility

3.15. 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.

3.16. A summary of the connectivity to the existing site by each mode of transport is set out below.

Walking Network

3.17. 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."

3.18. The Site benefits from excellent pedestrian accessibility, strategically positioned along Oxford Road, which functions as a primary pedestrian thoroughfare.

3.19. 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.

3.20. 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.

3.21. 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

3.22. Sustainable transport provisions for the Site are well-established.

3.23. Designated cycle lanes are present along Oxford Road, forming a key element of Manchester's proposed Bee Network.

3.24. Further enhancing cycling accessibility, an existing Cycle Hub is strategically located immediately north of the Library, beneath the Mancunian Way under croft, as part of the University's comprehensive campus-wide cycle strategy.

3.25. 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

3.26. 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.

3.27. 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

3.28. 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

3.29. 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.

3.30. The Site's central location provides excellent connectivity via rail, enabling students to travel easily from other cities and commute to the university's library when required.

Vehicular Access

3.31. 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.

3.32. 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.

3.33. 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.

3.34. 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 current Library development.

3.35. 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

3.36. A planning history search for the Site has been undertaken using MCC's Public Access system.

3.37. 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.	Submitted 10 September 2025. Pending determination.

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:

"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."

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. These strategic objectives, centred on delivering excellence in education and research, are underpinned by a comprehensive strategy for institutional advancement.

4.3. The Proposed Development constitutes the latest phase of the University's estate transformation strategy, 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. Subsequent to the approved demolition application, the Proposed Development will partially replace the existing, vacant library building.

4.5. This scheme is specifically designed to deliver a dynamic and active library environment, placing the experience of students and staff at the core of its design and function.

4.6. Further details in relation to the design evolution have been provided within the Design and Access Statement prepared by Hawkins Brown.

Use and Amount

4.7. The Proposed Development will feature a new library building providing 13,080 sqm (GEA) of Use Class F1 (library) floorspace. A detailed breakdown of the proposed floorspace is presented in Table 4.1:

Table 4.1: Use and Quantum of Proposed Development

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

Quantum	Use/Amount
Use	Use Class F1 (Learning and non-residential institutions)
Public Realm and Landscaping	5150 sqm
Car Parking and Cycle Parking	No additional car or cycle parking directly associated to the site, utilising the existing University Travel Plan comprising: 132 standard car parking spaces 4 accessible car parking spaces 404 cycle parking spaces within 200m of the Site

Scale and Massing

4.8. The Proposed Development's scale and massing have been developed to harmonise with its immediate urban context, whilst fostering a diverse and engaging internal environment.

Appearance and Materiality

4.9. The proposed materiality prioritises quality, durability, and contextual sensitivity, balancing a strong civic presence with an inviting atmosphere.

4.10. High-quality glazed ceramic cladding forms the primary façade, selected for its inherent durability, longevity, refined aesthetic, and low-maintenance properties. Extensive glazing complements this ceramic, creating strong visual and spatial links between the interior and public spaces.

4.11. Where incorporated, the aluminium-lined window reveals will feature a durable coloured finish carefully selected to complement the glazed ceramic, contributing to a visually engaging and high-quality architectural expression.

4.12. The strategic application of these materials at the main entrance colonnade establishes a prominent civic presence and an accessible threshold. Complementing this, the colour strategy, informed by the collegiate character of the All Saints campus, aims for a timeless aesthetic that effectively conveys civic identity whilst fostering an inviting environment.

4.13. Proposed external graphics and signage have been incorporated into the design of the building to enhance legibility and support wayfinding at the Campus. The high-level proposals include a graphic University crest pattern, horizontal fins to screen the plant areas and two proposed digital screens on the east and western elevation of the Proposed Development. These signage proposals are to be finalised through the ongoing design process and will be subject to a planning condition and separate advertisement consent when finalised.

Internal Layout

Ground Floor

4.14. The principal entrance is strategically located on the south-western elevation of the building, providing direct access to a welcoming reception desk. This entrance leads immediately into the main open-plan library space, which is centrally positioned on the ground floor and extends to approximately 998 sqm, offering a flexible and accessible learning environment.

4.15. Vertical circulation is accommodated by two dedicated staircores. Staircore one, situated on the western elevation, is accompanied by essential ancillary facilities including a storage room, eight gender-neutral WCs (one of which is accessible), six shower rooms (one of which is accessible), a sluice room, and a changing room. Staircore two, located on the eastern elevation, is served by a 17 sqm lobby, two passenger lifts, a dedicated goods lift, and a firefighting lift, ensuring comprehensive vertical access and emergency provisions throughout the building.

4.16. Along the northern elevation, essential plant and service areas are accommodated. These include a 142 sqm sprinkler tank and pumps room, an electrical switch room, and a life safety switch room. A dedicated deliveries walkway is also provided along this elevation, offering direct access to the coffee counter, which is strategically positioned to the north of the main open-plan library space, enhancing user amenities. Furthest north is a transformer room of 18 sqm and a HV intake room, of 18 sqm.

First Floor

4.17. The first floor features 962 sqm of open-plan library floorspace centrally. A 142 sqm staff workspace is situated towards the north, while staircores one and two are located on the west and east elevations, respectively. Private study rooms are distributed across the floor. Additionally, eight female WCs and two gender-neutral accessible WCs are provided towards the eastern side of the floor.

Second Floor

4.18. The second floor is primarily dedicated to diverse study and learning environments. Two centrally located, timetabled study rooms, each equipped with IT facilities and accommodating up to 45 persons, range in size from 161 sqm to 165 sqm. These are enveloped by 932 sqm of open-plan library space.

4.19. An assisted learning room, with a capacity for 15 people, is situated towards the north-east elevation, whilst the north-western elevation features a 38 sqm prayer room, complemented by two washrooms and accessible WCs. The western elevation further includes a 7 sqm podcasting room, a 20 sqm multimedia room, three private study pods, gender-neutral and male WCs, and a cleaners' storeroom.

Third Floor

4.20. Floor three is predominantly occupied by an expansive open-plan library space, totalling 1175 sqm. To the west, several small private study rooms are provided, while a flexible timetabled room is located towards the north-west.

4.21. Female and gender-neutral WCs are situated adjacent to staircore one. In the north-eastern section of the floor, a general collections workroom is positioned alongside staircore two.

Fourth Floor to Sixth Floor

4.22. The fourth, fifth, and sixth floors largely follow a consistent pattern, primarily comprising extensive open-plan library space centrally. Along the north elevation, these floors feature flexible timetabled study rooms, reading rooms, workrooms, and L&R Teaching Rooms.

4.23. Movement between floors is maintained by staircore one on the west elevation, which is accompanied by male, female, and gender-neutral WCs, private study rooms, and cleaners' store rooms. Staircore two on the east elevation continues to house two passenger lifts, one goods lift, and one firefighting lift.

Seventh and Eighth Floor

4.24. Floor seven is primarily dedicated to an enclosed central plant space, covered by a lightweight roof. To the south, an external roof area is designated as a PV (Photovoltaic) zone, whilst to the north, an open-air screened plant space is situated. Access to floor seven is provided via staircores one and two, with further roof access facilitated by fixed ladders located at the north-west and north-east points.

Roof Level

4.25. The roof level accommodates an enclosed central plant space, bordered by screened roof plant along the northern elevation and a PV Zone to the south. Access to the roof of the plant room is via fixed ladders from floor seven, located to the east and west elevations.

Signage

4.26. The proposed graphics and signage strategy will reinforce the library's identity, enhance legibility, and facilitate intuitive wayfinding from Oxford Road to the Campus.

4.27. Externally, signage will be strategically placed at key decision points, meticulously coordinated in scale, material, and placement with the architectural and landscape design to ensure clarity and cohesion.

4.28. Internally, a consistent hierarchy will be established through unified typography, colour, and materials, aligning with Manchester Metropolitan University's campus branding, including its recent 2025 rebrand and updated 'Spades' crest.

4.29. The crest will also be employed across all four elevations, contributing to a strong, recognisable identity, and integrated architecturally, such as a graphic pattern on the north elevation's reading-room glazing and horizontal fins.

4.30. All graphic and signage elements will prioritise accessibility and inclusivity, forming a unified system that supports orientation and reinforces the library's role as a gateway between the All Saints Campus and the city centre.

Access

Pedestrian

4.31. Pedestrian access to the Site will be facilitated by key routes along Oxford Road and the pedestrianised All Saints Park to the south, further enhanced by 2024 improvement works along Lower Ormond Street and Cavendish Street.

4.32. Northern pedestrian links under the Mancunian Way will provide access to the wider Manchester Metropolitan University campus. The proposed main entrance, facing All Saints Park, will strategically draws users away from Oxford Road and into the campus.

4.33. This orientation will establish the building as a central node, facilitating intuitive navigation, enhanced campus connectivity, and dynamic social interaction within the broader pedestrian network.

Cyclists

4.34. The Site will benefit from strong cycling accessibility, with designated cycle lanes along Oxford Road forming part of Manchester's proposed Bee Network.

4.35. Secure cycle storage is to be provided by an existing Cycle Hub immediately north of the Library, located beneath the Mancunian Way undercroft, which is integrated into the University's campus-wide cycling strategy.

4.36. A total of 404 cycle parking spaces are located within 200m of the Proposed Development. Of these, 34 are directly associated with the vacant All Saints Library and will be retained as part of the final development

4.37. Furthermore, 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.

Vehicular

4.38. 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.

4.39. All Saints Park, located immediately south of the Site, is pedestrianised, with vehicular access limited to emergency and maintenance vehicles.

4.40. 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.

4.41. Four standard spaces will be removed as a part of this application, with all other remaining spaces retained. No new parking spaces are proposed as part of this library development, as parking provision is assessed on a campus-wide basis.

Public Transport

4.42. 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. 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

4.43. 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

4.44. A dedicated refuse and recycling store will be retained directly to the north of the Library, situated beneath the Mancunian Way. This facility will serve both the Library and the adjacent John Dalton Building.

4.45. The proposed layout and management system ensure necessary access for refuse vehicle collections from the service road. Internally, the building will adhere to the University's standard waste stream approach, providing separate bins for cans/bottles, paper/cardboard, and general waste, a system replicated within the main bin store.

4.46. Waste will primarily be transported to the store via the goods lift and loading bay. Vehicle tracking for waste collection has been undertaken, with further details provided in the accompanying Transport Assessment, prepared by Buro Happold. A Waste Proforma has also been submitted in support of this application.

Management and Security

4.47. The Proposed Development incorporates a multi-layered security strategy to ensure the safety of users and assets. The main entrance from All Saints Park will operate 24 hours during term time, supported by a combined welcome desk and manned security point adjacent to the speed gate secure line, providing clear sightlines.

4.48. Ground floor to first floor are proposed to operate 24 hours during term time, with the flexibility to close floors two – six during 'out of hours' periods for sustainability and enhanced security. Further details of this strategy, including CCTV, access control devices, and surveillance monitoring, are provided within the Design and Access Statement.

4.49. Fire tender access to the building will be via the service road to the north, located to the rear of the Business School. The building incorporates two firefighting cores, strategically oriented towards Oxford Road to the East and the New Route public realm between the proposed library and the existing Sandra Burslem building to the West.

Accessibility

4.50. The Applicant demonstrates a strong commitment to designing a library for all users, fostering an inclusive environment. The proposals comprise a diverse range of study environments supporting both collaborative and individual learning.

4.51. The main entrance will be clearly visible and accessible from all directions, incorporating power-assisted revolving doors alongside pass doors equipped with heat curtains and controlled access systems for those unable to use revolving mechanisms.

4.52. All teaching and study areas will be designed without changes in floor level to ensure universal access. Accessible WCs will meet national safety standards including Part M of the Building Regulations (2010). The WCs will be evenly split between left and right-hand approaches and strategically located within 40 metres of all key areas.

4.53. This inclusive design extends to features such as height-adjustable and standing desks, varied seating options including armrests, AV systems tailored to institutional and alternatives for users unable to access booths or benches.

Public Realm and Landscaping

4.54. The landscape masterplan for the Proposed Development aims to create high-quality, interconnected public realm and dwell spaces that enhance both the new library and the existing University campus.

Hard Landscaping:

4.55. The design incorporates durable, low-maintenance natural stone paving around the building's periphery, particularly along the north-east and south-east elevations, ensuring a long design life.

4.56. A complementary palette of grey and warm-toned materials, including feature granite along the south-west boundary, York stone flags along the east elevation, and permeable resin-bound gravel along the west and south elevations, will harmonise with the architecture and surrounding environment.

Soft Landscaping:

4.57. Soft landscaping proposals have been developed to establish a cohesive character with the local area, notably All Saints Park. Planting schemes feature a high percentage of evergreen and semi-evergreen species to provide year-round structure and visual interest, interspersed with colourful foliage, flowers, and grasses for seasonal highlights.

4.58. Specific tree planting includes four semi-mature trees along the southern elevation, six multistem trees along the western boundary, complemented by underplanting and hedging, and a substantial section of dense screening planting to the east. All species have been selected for their ease of maintenance and suitability for a public environment.

4.59. Collectively, these landscaping plans will deliver an attractive, functional, and integrated public realm that supports the Proposed Development's role within the campus and wider urban context.

4.60. Existing trees along Oxford Road will be retained, with strategic canopy management proposed to enhance light penetration and create a more welcoming library entrance, complemented by new shrub and herbaceous planting at their base.

4.61. Due to the existing trees' location within the adopted highway, along Oxford Road, a Maintenance Plan is to be submitted and agreed with the Council via planning condition in relation to the maintenance regime for the trees.

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. 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
    - Landscaping and Public Realm
    - Designing Out Crime
    - Climate Change and Energy
- Heritage and Archaeology
    - Heritage
    - Archaeology
- Traffic and Transport
- Environmental Considerations
    - Flood Risk and Drainage
    - Arboriculture, Ecology and Biodiversity
    - Air Quality
    - Ground Conditions
    - Noise and Vibration
    - Ventilation and Overheating
    - Ecology and Biodiversity
- Microclimate Considerations
    - Daylight, Sunlight and Overshadowing
- Other Considerations
    - Waste
    - Servicing and Deliveries
    - Construction Management
    - Operational Management
    - Socio Economic
    - TV and Radio Reception
    - Fire Strategy

Principle of Development

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 (2024)

Overall Assessment of Development

5.5. 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 redevelopment the Site is clearly 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.

5.6. The Proposed Development of a nine-storey library building at Manchester Metropolitan University's All Saints Campus is strongly supported by national, regional, and local planning policy. It aligns with the NPPF's emphasis on sustainable development and efficient land use on brownfield sites for identified needs.

5.7. At the regional level, Places for Everyone promotes the development of urban and brownfield land. The broader Manchester Metropolitan University Library development, including the Proposed Demolition, is supported by:

- Policy JP-Strat 1 (Core Growth Area)
- Policy JP-Strat 2 (City Centre)

5.8. 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.

5.9. Locally, the development of a significant educational institution in this location will contribute to the economic, social and cultural vitality of the City Centre, thereby aligning with Manchester Core Strategy policies SP1, CC4, CC6, CC7, CC8, and CC10.

5.10. 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 Policy JP-P1 Sustainable Places
- 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
- Core Strategy Policy EN3 – Heritage
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EN9 – Green Infrastructure

Material considerations

- NPPF (2024)
- Design for Access 2 (2003)

5.11. 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.

5.12. 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.

5.13. 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.

5.14. 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. The design employs durable materials such as glazed ceramic cladding and extensive glazing, ensuring visual attractiveness and a strong civic presence.

5.15. Furthermore, the scheme's scale and massing harmonise with the urban context, while the enhanced public realm and inclusive design create a welcoming, accessible, and safe environment that establishes a clear sense of place and improves connectivity within the All Saints Campus.

5.16. Proposed external graphics and signage have been incorporated into the design of the building to enhance legibility and support wayfinding at the Campus. The high-level proposals include a graphic University crest pattern, horizontal fins to screen the plant areas and two proposed digital screens on the east and western elevation of the Proposed Development.

Inclusive Design

5.17. 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.

5.18. 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.

5.19. Section 12 of the NPPF sets out the need for developments to be inclusive and accessible for existing and future users.

5.20. The Proposed Development is designed to be welcoming and accommodating to all, regardless of background, abilities or circumstances.

5.21. 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 public realm and via the main entrances and to the floors above.

Landscaping and Public Realm

5.22. Core Strategy Policy SP1 (Spatial Principles), encourages development across the city which focuses on 'creating well designed places that enhance or create character'.

5.23. Chapter 12 of the NPPF highlights the importance of creating 'high quality, beautiful and sustainable buildings', specifically stating that planning decisions should ensure that developments are 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping,' (Paragraph 135).

5.24. The Proposed Development's landscape masterplan outlines the creation of high-quality, visually attractive public realm and dwell spaces, designed to enhance both the new library and the existing University campus.

5.25. Hard landscaping features durable, low-maintenance natural stone paving in complementary grey and warm tones, including feature granite, York stone flags, and permeable resin-bound gravel, to integrate seamlessly with the architecture. Soft landscaping incorporates a high percentage of

evergreen and semi-evergreen species, mature trees, and seasonal planting, establishing a cohesive character with the local area and providing year-round visual interest.

5.26. The proposed approach to public realm and landscaping directly responds to Chapter 12 of the NPPF which emphasises "visually attractive" developments through "good architecture, layout and appropriate and effective landscaping." Furthermore, it aligns with Core Strategy Policy SP1 by "creating well designed places that enhance or create character" within the city.

5.27. Thus, the proposed public realm and landscaping plans demonstrate a strong commitment to delivering a high-quality, visually attractive, and character-enhancing environment in accordance with national and local planning policy objectives.

Designing Out Crime

5.28. Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.

5.29. The NPPF (Para. 96) states the importance of creating places and buildings that are:

"Safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas."

5.30. The Proposed Development has been designed in consultation with Greater Manchester Police (GMP) and a Crime Impact Statement (CIS) has been prepared which outlined a number of possible improvements to the scheme that should be considered for incorporation into the final design. The project team have subsequently revised the design to address any valid concerns.

5.31. Full details in relation to the design response are provided in the DAS.

Climate Change and Energy

Relevant policies and guidance:

Development Plan
• Places for Everyone Joint Development Plan (2024)
  ○ JP-S1: Sustainable Development
• Manchester Core Strategy (2012)
  ○ EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
  ○ EN8 – Adaption to Climate Change
Material Considerations
• NPPF (2024)
• GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero) (2025)

5.32. 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.

5.33. 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 Vehicle 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.

5.34. 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.

5.35. 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. 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.

5.36. The application is supported by an Energy and Carbon Statement (and its relevant appendices), by Buro Happold. The statement confirms the following sustainability measures are included:

- The utilisation of high performing building fabric.
- The incorporation of optimised glazing ratios to reduce overall energy demand.
- The integration of on-site renewable technologies such as 500 roof mounted photovoltaics.
- Energy efficient HVAC systems including air-source heat pumps for heating and cooling.
- LED lighting with daylight dimming control.

5.37. Further details can be found within the Energy and Carbon Statement.

5.38. It is also considered that the Proposed Development is deemed sustainable from a transport perspective. 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.

5.39. 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.

5.40. Based upon the above it is considered that the Proposed Development is highly sustainable from a transport perspective, limiting potential emissions generated from vehicular travel. This 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.

5.41. 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.

Heritage

Relevant policies and guidance:
Development Plan • Places for Everyone Joint Development Plan (2024)

Relevant policies and guidance:
- JP-P2: Heritage   - JP-P1: Sustainable Places   - Manchester Core Strategy (2012)   - Core Strategy Policy CC8 – Change and Renewal   - Core Strategy Policy CC9 – Design and Heritage   - Core Strategy Policy EN3 – Heritage   - Saved Unitary Development Plan Policies (1995)   - DC18.1 – Conservation Areas   - DC19.1 – Listed Buildings   Material Considerations   - NPPF (2024)   - NPPG (2024)   - Guide to Development in Manchester (2007)

Heritage

5.42. Places for Everyone Policy JP-P2: Heritage sets out that reference should be made to national planning policy. It also sets out:

"3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer."

5.43. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets. Section 66 requires:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..."

5.44. Section 72 sets out the corresponding duty in relation to conservation areas, it requires:

"In the exercise, with respect to any building or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area..."

5.45. Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.

5.46. Paragraph 215 of the NPPF states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

5.47. The NPPF and the associated NPPG emphasise the need for a thorough understanding of the significance of heritage assets, to form the basis for the assessment of any development impact.

5.48. The Development Plan heritage policies detailed in Core Strategy Policies CC9, EN3 and saved UDP Policies DC18.1 and DC19.1 hold the same emphasis as the NPPF, with a focus on the fundamental importance of 'preserving or, where possible, enhancing the historic environment'.

5.49. The Whitworth Street Conservation Area is located c. 270m to the north of the Site.

5.50. Additionally, as confirmed by a search of the Historic Environment Record, the Site is not categorised as a Non-Designated Heritage Asset ('NDHA'). The All Saints Park adjacent to the Site is the only NDHA within the surrounding built environment.

5.51. Whilst the Site does not contain any heritage assets, there are 11 listed buildings located within 200m of the Site as listed in Table 5.1 below.

Table 5.1: Heritage Assets within 200m of the Site

Asset	Grade	Listing Number
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 Including Numbers 6-14	II	1384997

5.52. The Site can be considered within the immediate setting of following assets:

- Whitworth Street Conservation Area
- Former Ear Hospital
- Roman Catholic Church of St Augustine
- Righton Building
- Grosvenor Building
- Former Town Hall Façade to Mabel Tylecote Building
- Former Grosvenor Picture Palace

5.53. The setting generally makes a positive contribution to the significance of these assets as their historic and original setting can still be read, particularly surrounding the recently improved All Saints Park and improved public realm, which provide an enhanced and improved environment to appreciate the heritage assets.

5.54. A Heritage Statement is submitted in support of the planning application, and in accordance with the requirements of the NPPF, describes the significance of the designated and non-designated heritage assets, which have the potential to be affected by the proposals.

5.55. The Statement concludes that the Proposed Development would cause no harm to 6 of the identified listed buildings, very minor 'less than substantial harm' to 1 of the identified listed buildings and the non-designated heritage asset.

5.56. In accordance with planning policy the public benefits (as outlined in Section 6) of the proposals have been considered and outweigh the lower end of less than substantial harm assessed to be caused by the Proposed Development.

Archaeology

5.57. A desk-based archaeological assessment undertaken by the Greater Manchester Archaeological Advisory Service (GMAAS) in 2023 concluded that, owing to extensive previous development and earth-moving works on the Site, the Proposed Development is not anticipated to impact any below-ground archaeological remains.

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
- 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

5.58. 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.

5.59. 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.

5.60. 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.

5.61. 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.

Environmental Considerations

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-G2 – Green Infrastructure Network
- Places for Everyone Policy JP-G6 Urban Greenspace
- Places for Everyone Policy JP-G8 A net Enhancement of Biodiversity and Geodiversity
- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN15 – Biodiversity and Geological Conservation
- Core Strategy Policy EN16 – Air Quality
- Core Strategy Policy EN17 – Water Quality
- Core Strategy Policy EN18 – Contaminated Land and Ground Stability
- Core Strategy Policy DM1
- Saved UDP Policy DC26.1 and DC26.5 – Development and Noise

Other Planning Policy and Guidance

- NPPF (2024)
- 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 Design Guidance for Net Zero (2025)
- GMCA Low Carbon Heat Guidance (2025)
- GMCA Submission guidance for Places for Everyone policies JP-S2 and JP-S3

Flood Risk and Drainage

Flood Risk

5.62. 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. Furthermore, neither a sequential nor exception test is required as a part of this Flood Risk Assessment.

5.63. Buro Happold have conducted a Flood Risk Assessment, in support of this planning application. The assessment concludes that the Proposed Development faces a low flood risk from all sources (fluvial, tidal, surface water, groundwater, and artificial) throughout its design life, even when accounting for climate change.

Drainage

5.64. 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.

5.65. 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.

5.66. 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).

5.67. This application is supported by a Drainage Strategy, as developed by Buro Happold. The report outlines the Proposed Development's robust surface water drainage strategy, incorporating Sustainable Drainage Systems, and an attenuation tank, designed to manage a 1 in 100-year event plus 45% climate change. This ensures the overall flood risk remains low, and that the development will not increase flood risk elsewhere.

5.68. 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

5.69. 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 including the ecological appraisal, prepared by Tyler Grange, accompanies this planning application in accordance with Core Strategy Policy EN15 (Biodiversity and Geological Conservation).

5.70. 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 12.36%, all delivered on site, thereby exceeding the minimum 10% BNG target.

5.71. 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.

5.72. Further ecological enhancement will be delivered through the installation of bat boxes. 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.

5.73. Based upon the above the Proposed Development is considered to be in compliance with the Development Plan and NPPF with regards to Ecology and Biodiversity.

Arboriculture

5.74. Places for Everyone Plan Policies JP-G6 and JP-G7 emphasise the importance of securing urban green space and increasing provision of street trees within urban areas. An Arboricultural Impact

Assessment has been prepared by Amenity Tree with respect to the previous application for the Manchester Metropolitan University Library Transformation Project.

5.75. A total of five 'Category A' large plane trees were surveyed to the east of the Site on Oxford Road. It is not proposed that these trees be removed as part of the Proposed Development. For completeness, all trees are to be retained and protected during the works, thereby ensuring the proposals are compliant with relevant local and national policy in relation to trees.

5.76. Due to the above trees' location within the adopted highway, along Oxford Road, a Maintenance Plan is to be submitted and agreed with the Council via planning condition in relation to the maintenance of the trees.

Air Quality

5.77. 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).

5.78. 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.

5.79. 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.

Ground Conditions

5.80. 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).

5.81. Manchester City Council (MCC) has subsequently confirmed the adequacy of these existing documents for the current All Saints Development planning application, 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

5.82. 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.

5.83. A Noise Impact Assessment, prepared by Buro Happold, has been submitted in support of this planning application. The assessment concludes that the Proposed Development is acoustically well-designed. It confirms that internal acoustic conditions will be suitable and that noise impacts from building services plant on nearby sensitive receptors will remain within acceptable limits. The assessment indicates no significant adverse noise impacts during the operational phase, aligning

with National, Regional, and Local Planning Policy and criteria. Therefore, noise is not considered a barrier to development.

5.84. Based upon the above, the Proposed Development is consistent with the Development Plan and NPPF with regards to Noise and Vibration.

Microclimate Considerations

Relevant policies and guidance:
Development Plan • Core Strategy Policy DM1 – Development Management Other Planning Policy and Guidance • Building Research Establishments Ltd "Site Layout Planning for Daylight and Sunlight" (2002)

Daylight, Sunlight and Overshadowing

5.85. The submitted Daylight, Sunlight, Overshadowing Report, prepared by Buro Happold, assesses the impacts of the Proposed Development in accordance with BRE guidelines and relevant planning policies.

5.86. The assessment concludes that the Proposed Development will have no significant adverse impact on daylight, sunlight access, or transient overshadowing for surrounding residential buildings and amenity spaces, including All Saints Park to the south, requiring no mitigation.

5.87. Overall, the Proposed Development demonstrates adherence to national and local planning policy objectives regarding daylight, sunlight, overshadowing, and glare, provided the recommended glare mitigation is implemented.

Other Considerations

Relevant policies and guidance:

Development Plan
• Manchester Core Strategy (2012)
  o DM1 – Development Management
  o EN19 – Waste
 	
Material Considerations
• NPPF (2024)
• NPPG – Waste (2015)
• GMCA Net Zero Design Guidance: Document 1 (Design Guidance for Net Zero)
• Waste and Storage Collection Guidance Note (GD04)
• Fire Safety in Construction (HSE HSG168)
• Environmental Protection Act (1990)

Waste

5.1. Core Strategy Policy EN19 requires all developers to demonstrate the proposals consistency with the principles of the waste hierarchy.

5.2. 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.

5.3. 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.

5.4. 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. Existing secondary access to the rear of the building, via Oxford Road is to be maintained.

5.5. A Waste and Management Strategy has been prepared by the University in support of this application.

5.6. 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

5.7. An Outline Construction Environmental Management Plan (OCEMP) has been prepared by Turner and Townsend and has been submitted alongside this application. The document sets out best practice for the demolition process to minimise the impact on the surrounding area in line with Core Strategy Policy DM1 (Development Management).

5.8. Appropriate delivery routes will be established to limit the duration vehicles occupy the network. Diverse routes will be used to distribute vehicle movements, and deliveries will be scheduled outside peak traffic flow hours where possible. Additionally, hoarding and fencing will be installed along the Site boundary, designed to mitigate dust and noise.

5.9. Site operating hours will adhere with MCC's 'Environmental Protection Information for Developers' which shall be as follows:

- Monday – Friday 07:30 – 18:00 hrs
- Saturday 08:00 – 14:00 hrs
- Sunday/Bank Holidays – No works permitted

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

Operational Management

5.11. The Proposed Development incorporates a multi-layered security strategy to ensure the safety of users and assets. The main entrance from All Saints Park will operate 24 hours during term time,

supported by a combined welcome desk and manned security point adjacent to the speed gate secure line, providing clear sightlines.

5.12. The ground and floor one of the library are proposed to operate 24 hours during term time, with the flexibility to close floors 2-6 during 'out of hours' periods for sustainability and enhanced security. Further details of this strategy, including CCTV, access control devices, and surveillance monitoring, are provided within the Design and Access Statement, therefore conforming with national and regional planning policy.

TV and Radio Reception

5.13. Under MCC planning guidance, any development over four storeys requires a TV Reception Impact Assessment. The report should assess the possible interference created by the Proposed Development on TV and radio reception within the area.

5.14. A Television and Radio Reception Impact Assessment, prepared by GTech Surveys Limited in accordance with MCC's Core Strategy Policy EN2 and the NPPF, has been submitted in support of tis planning application.

5.15. The assessment concludes that the Proposed Development is unlikely to cause any interference to Digital Terrestrial Television (DTT), Digital Satellite Television (Freesat and Sky), or VHF (FM) radio services. While a theoretical interference zone for satellite services was identified, no satellite dishes are present within this area, negating any actual impact.

5.16. As no interference is predicted across any broadcast platform, no mitigation measures are required, demonstrating the Proposed Development's adherence to relevant planning policy regarding broadcast reception.

Fire Strategy

5.17. The requirement for a fire statement at planning is requested under the Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021.

5.18. Fire tender access to the building will be via the service road to the north, located to the rear of the Business School.

5.19. Existing secondary access to the rear of the building via Oxford Road is to be maintained.

5.20. The building incorporates two firefighting cores, strategically oriented towards Oxford Road to the East and the New Route public realm between the proposed library and the existing Sandra Burslem building to the West.

Utilities

5.21. A Utilities Statement by Buro Happold outlines the comprehensive strategy for managing existing and proposed utility infrastructure for the All Saints Library development, in response to MCC's planning requirements.

5.22. The assessment details the planned isolation and removal of existing electrical substations, gas supplies, and telecom connections. New provisions include an appropriately sized electrical substation, two new water connections (domestic and sprinkler), re-routed gas supplies, and two new fibre optic telecom connections via diverse routes. This ensures all necessary utility provisions, diversions, and disconnections are planned to support the Proposed Development's anticipated demands and maintain service continuity for adjacent assets, thereby adhering to relevant planning requirements.

Summary

5.23. 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. This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of an EIA and other technical reports.

5.24. 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
Economic		
	Attraction of Investment	The provision of a world-class 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 high-quality 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.
Environmental		
	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.
	Energy Efficient and Sustainable Design	The building is designed to be highly energy efficient, targeting a BREEAM Excellent rating, demonstrating a strong commitment to sustainable construction and reduced operational carbon emissions.

Public Benefit		Assessment
	Biodiversity Net Gains	The Biodiversity Net-Gain Assessment, conducted by Tyler Grange. The assessment confirms a net gain of +0.09 habitat units, equating to a +12.63% increase in biodiversity value. This positive outcome underscores the development's commitment to enhancing ecological value and contributing to a more sustainable environment.
Social		
	Enhanced Educational Provision and Student Experience	The development will replace an outdated facility with a modern, dynamic learning environment, specifically designed to enhance the experience of students and staff, thereby supporting the University's core goals of excellent education and impactful research.
	Enhanced Public Realm	The scheme will establish a new, visually attractive and safe gateway to the campus, improving connectivity between All Saints Park and Manchester City Centre. It includes the creation of new, accessible public realm zones, landscaping, and pedestrian links, fostering a more welcoming and vibrant environment for students, staff, and the wider community.
	Improved Connectivity	The development will enhance connectivity to neighbouring communities and the city centre, promoting active and sustainable travel options for all users.
	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.
	Inclusive and Accessible	The library 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 redevelopment of the All Saints Library 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, local ward councillors, Greater Manchester Police (GMP), and the wider community, the Proposed Development has been thoroughly refined to ensure an optimal, viable, 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.
- Highly Sustainable Design: Targets BREEAM Excellent for energy efficiency.
- 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 learning space.
- New Campus Gateway: Creates an attractive and welcoming entrance to the University.
- Enhanced Public Realm: Delivers accessible public spaces and improved landscaping.
- Improved Connectivity: Strengthens links within the campus and to the city centre.

7.5. This Planning Statement has assessed all applicable planning policies, guidance and other material considerations and provides full and robust justification for the Proposed Development, alongside a full suite of supporting technical assessments which have been prepared and submitted as part of this application.

7.6. This Planning Statement demonstrates the Proposed Development's conformity with the Development Plan, both in principle and in detail (See Chapter 5).

7.7. The policy assessment in this Planning Statement has shown that the project is in accordance with the development plan when taken as a whole, as well as relevant material considerations such as the NPPF. Furthermore, the scheme's contribution to economic, social and environmental objectives has been clearly demonstrated.

7.8. Thus, the Proposed Development has a compelling case for approval and merits the full support of the Local Planning Authority.

Appendix A – Application Documents

The Application is supported by the following documents:

Document	Consultant
Application Forms and Notices	Deloitte
Covering Letter	Deloitte
Planning Statement including the Green and Blue Infrastructure Statement	Deloitte
Architectural Plans and Drawings	Hawkins Brown
Design and Access Statement	Hawkins Brown
Landscaping Strategy	Planit
Landscaping Plans and Drawings	Planit
Statement of Community Involvement	Deloitte
Heritage Statement	Deloitte
Archaeological - Letter of Confirmation	GMAAS via Deloitte
Arboricultural Assessment	Amenity Tree via Planit
Ecological Appraisal and Biodiversity Net Gain Assessment	Tyler Grange via Planit
Crime Impact Statement	Greater Manchester Police
Daylight, Sunlight, Overshadowing Assessment	Buro Happold
Lighting Assessment	Buro Happold
Local Labour Agreement	Manchester Metropolitan University
Ventilation Strategy	Buro Happold
Verified Views	Virtual Planit
Outline Construction Management Plan and Waste	Turner and Townsend
Energy and Carbon Statement	Buro Happold and Hawkins Brown

Environmental Standards Statement	Buro Happold
Air Quality Assessment and Dust	Buro Happold
Flood Risk Assessment	Buro Happold
Drainage Strategy	Buro Happold
Ground Conditions and UXO	Buro Happold
Noise Assessment	Buro Happold
Travel Plan	Manchester Metropolitan University
Transport Statement	Buro Happold
Waste and Management Strategy	Manchester Metropolitan University
TV and Radio Reception Survey	G-Tech
Dilapidation Survey	Connell Brothers
Utility Statement, including GPR Survey results	Buro Happold
Environmental Statement	
Volume 1: Main Chapters	
Introductory Chapters	Deloitte
Construction Management	Turner and Townsend
Townscape and Visual Impact	Virtual Planit
Wind Microclimate	Buro Happold
Climate Change	Buro Happold
Volume 2: Technical Appendices	
Air Quality Chapter (provided within demolition application Environmental Statement: Volumes 1-3)	Buro Happold
Noise and Vibration Chapter (provided within demolition application Environmental Statement: Volumes 1-3)	Buro Happold
Remaining Technical Appendices	EIA Team
Volume 3: Non-Technical Summary	
Non-Technical Summary	Deloitte

Appendix B - Response to Green Blue Infrastructure

Manchester Metropolitan University's response to the Manchester Green and Blue Infrastructure Strategy

This 'Response to the Green and Blue Infrastructure Strategy for Manchester' ("the Statement") accompanies an application for Full Planning Permission for the development of All Saints Library submitted to MCC.

The Statement sets out how the Proposed Development responds to the vision and objectives set out in the Manchester Green and Blue Infrastructure Strategy (2022) ('The G&BI Strategy'). In turn, this Statement also demonstrates how the Proposed Development addresses the following policies from the Local Development Plan:

Document	Policy
Manchester Core Strategy (2012) – Updated March 2024 following adoption of Places for Everyone Joint Development Plan	Policy EN9 – Green Infrastructure Policy EN15 – Biodiversity and Geological Conservation
The Places for Everyone Plan (2024)	Policy JP-Strat13 – Strategic Green Infrastructure Policy JP-G2 – Green Infrastructure Network Policy JP-G3 – River Valleys and Waterways Policy JP-G6 – Urban Green Space Policy JP-G7 – Trees and Woodland Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

It should be read in conjunction with the Design and Access Statement (prepared by Hawkins Brown) and submitted in support of the application.

The G&BI Strategy

Manchester's Great Outdoors: A Green and Blue Infrastructure Strategy for Manchester 2015-25 was adopted by MCC in July 2015 and subsequently updated in 2022, highlighting approaches, challenges and projects that will help bring the Strategy to life over the coming years.

MCC recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.

The overarching vision for the Strategy remains as follows:

"By 2025, climate-resilient well-maintained green and blue spaces remains an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces, and safe green routes for walking, cycling and exercise throughout the city. Green and blue infrastructure will be supporting Manchester's growth."

Four objectives have been established to enable the vision to be achieved:

- Improve the quality and function of existing green and blue infrastructure;
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth;
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond; and,
- Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

Section 3 of the updated G&BI Strategy outlines the progress to date and noted that the G&BI Strategy has acted as catalysts for some of the most groundbreaking environmental projects in Manchester. The Strategy has encouraged collaboration, bringing together organisations in order to deliver bold, innovative action that will benefit Manchester for many years to come.

Section 3.4 of the G&BI Strategy recognises that Manchester is a growing city, with plans for significant growth and development over the coming decade. High quality, green and open space that is appropriate to its location, well designed and well maintained will be an important and integral part of creating successful developments and supporting the city's growth.

The G&BI Strategy provides initial guidance on how developers can achieve this and recognises that different approaches will be required for different types of development and that different solutions, appropriate to the location, will be needed on each scheme. By considering green infrastructure from the beginning of the design process, developers will be able to understand the surrounding landscape, opportunities to enhance and link to it, and the types of green and open space that could be incorporated within and add value to the development itself.

The Application Site

The 0.6-hectare site, bounded by Oxford Road, the Mancunian Way, Manchester Metropolitan University, and All Saints Park, currently features the seven-storey All Saints Library Building.

Having been deemed functionally obsolete and vacant since Summer 2024, presenting a prime opportunity to introduce significant green and blue infrastructure.

The Proposed Development

The Proposed Development seeks planning permission for a nine-storey library building, incorporating enhanced public realm, access, and servicing arrangements designed to integrate green and blue infrastructure principles.

This latest phase of Manchester Metropolitan University's estate transformation strategy aims to deliver a state-of-the-art educational facility that not only supports its academic ambitions but also significantly contributes to a more sustainable and biodiverse urban environment. By replacing the outdated library, the scheme offers a prime opportunity to embed contemporary environmental design, creating a dynamic and active campus core that benefits students, staff, and the wider community through improved ecological function and amenity.

Assessment of the Proposed Development

This section outlines the vision and objectives of the Manchester Green and Blue Infrastructure Strategy 2022 and response from the Proposed Development.

Green and Blue Infrastructure Objectives

As set out above, the G&BI Strategy establishes four objectives to enable the vision to be achieved. Table B.1 below considers the Proposed Development (as described in Section 1) against these objectives.

Table B.1 The Proposed Development's Response to Green and Blue Infrastructure Objectives

Objective:	Responses:
Improve the quality and function of existing Green and Blue Infrastructure to maximise the benefits it delivers.	The Proposed Development demonstrably improves the quality and function of existing Green and Blue Infrastructure (GBI). The scheme is projected to achieve a net biodiversity gain of 12.63%, equating to +0.09 habitat units, thereby exceeding the Manchester City Council's minimum 10% requirement. This positive outcome is secured through the retention of high-value habitats, such as existing trees, and a commitment to a 30-year Habitat Management and Maintenance Plan, post development. The design process has rigorously applied the mitigation hierarchy to avoid, minimise, and compensate for ecological impacts, ensuring a net positive enhancement of GBI.
Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.	The Proposed Development incorporates appropriate Green and Blue Infrastructure throughout the new library. The proposed landscaping comprises significant new habitat creation, such as ornamental planting, lawns, and the introduction of 10 new urban trees and shrub areas. Furthermore, the development proposes new public realm spaces for students and visitors, directly enhancing the green amenity of the area.
Improve connectivity and accessibility to Green and Blue Infrastructure within the City and beyond.	The Proposed Development significantly contributes to improving connectivity and accessibility to Green and Blue Infrastructure. The creation of new public realm spaces directly enhances local accessibility to green amenities. Furthermore, the new library's adjacency to All Saints Park will support the use of the park and establish a valuable connection between the park and Mancunian Way, thereby improving pedestrian flow and access to a wider green network.
Improve and promote a wider understanding and awareness of the benefits that Green and Blue Infrastructure provides to residents, the economy and the local environment.	The Proposed Development successfully contributes to a wider understanding and awareness of Green and Blue Infrastructure (GBI) benefits through its transparent and policy-compliant approach. The Biodiversity Net Gain assessment submitted in support of this planning application provides a robust framework for demonstrating ecological enhancements. By exceeding the minimum BNG requirements and securing long-term management through a Habitat Management and Maintenance Plan, the scheme serves as a tangible example of how GBI principles can be successfully implemented in urban development, thereby promoting its value to stakeholders and the wider community.

Relevant Local Development Plan Policies

Manchester Core Strategy (2012)

Policy EN9 Green Infrastructure

Core Strategy Policy EN9 sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current G&BI Strategy, the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

Policy EN15 Biodiversity and Geological Conservation

Core Strategy Policy EN15 states the Council will seek to maintain or enhance sites of biodiversity throughout the City and that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Places for Everyone Plan (2024)

Policy JP-G2 – Green Infrastructure Network

Policy JP-G2 states "a strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services which the Green Infrastructure Network provides, including flood management, climate change mitigation and adaptation." Where it is deemed feasible, new and existing green infrastructure should be integrated into new development so as to protect, enhance, and expand the green infrastructure network.

Policy JP-G3 – River Valleys and Waterways

Policy JP-G3 states "river valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment."

Policy JP-G6 – Urban Green Space

Policy JP-G6 stipulates that existing urban green space will be protected whilst new urban green space is encouraged to be delivered. Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.

Policy JP-G7 – Trees and Woodland

Policy JP-G7 references there should be a considerable increase in provision of street trees within urban areas, and public access to trees should be enhanced particularly by sustainable travel models.

Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

Policy JP-G8 promotes biodiversity enhancement through various initiatives and put strong emphasis on nature conservation, access to nature, and habitats enhancement.

Applicant's Response to Relevant Planning Policy

The Proposed Development demonstrates robust adherence to local planning policies, including Manchester Core Strategy Policies EN9 and EN15, and Places for Everyone Policies JP-G2 and JP-G8, by delivering a significant net enhancement of Green and Blue Infrastructure (GBI) and biodiversity. Through a comprehensive Biodiversity Net Gain assessment, the scheme is projected to achieve a +12.63% increase in biodiversity value, exceeding the minimum 10% requirement and ensuring a positive ecological outcome. This strategic approach aligns with the overarching goal of protecting, managing, and enhancing the GBI network and its ecosystem services, as outlined in national and regional policies relating to GBI.

The scheme integrates appropriate GBI as a key component of the new development, including the creation of new public realm spaces, ornamental planting, and the introduction of 10 new urban trees and shrub areas, alongside the retention of existing high-value trees. These elements contribute to the provision of new urban green space and support the positive use of nearby green areas, ensuring the development contributes to successful neighbourhoods and the city's growth. As such, the Proposed Development directly responds to Policies JP-G2, JP-G6, and JP-G7. Due to the existing trees' location within the adopted highway, along Oxford Road, a Maintenance Plan is to be submitted and agreed with the Council via planning condition in relation to the maintenance of these trees.

Furthermore, the Proposed Development improves connectivity and accessibility to GBI, in line with Policies EN9, EN15, JP-G2, and JP-G6. The new public realm enhances local access to green amenities, and the library's adjacency to All Saints Park establishes a valuable connection between the park and Mancunian Way, improving pedestrian flow and access to a wider green network. The long-term commitment to a Habitat Management and Maintenance Plan ensures the sustained delivery of these GBI benefits, reinforcing the scheme's contribution to nature conservation and habitat enhancement for the community.

Biodiversity Net Gain

The Environment Act 2021 mandates a minimum 10% biodiversity net gain (BNG) for most new developments, calculated using a standard metric. This involves assessing pre-development habitats and planned enhancements, aiming to balance development needs with environmental protection. Developers must either create new habitat or offset losses elsewhere, while still adhering to the established mitigation hierarchy. Exemptions apply to developments with minimal habitat impact (less than 25 square metres) or where the biodiversity value is already zero.

Through the application of the Statutory Biodiversity Metric, the Proposed Development demonstrates a positive biodiversity outcome. The assessment confirms a net gain of +0.09 habitat units, equating to a +12.63% increase in biodiversity value. This outcome ensures the proposed development is fully compliant with national policy regarding Biodiversity Net Gain, thereby contributing to the enhancement of local green and blue infrastructure.

Summary

The Proposed Development will incorporate ornamental planting along the west elevation, the planting of semi mature trees along the south and south east, as well as soft and hard landscaping across the Site to improve biodiversity and the overall visual and sensory experience.

This aligns with the Manchester Green and Blue Infrastructure Strategy's vision and objectives, as well as relevant local planning policies, by improving the quality and function of existing green and blue infrastructure, integrating it into new development, improving connectivity, and promoting awareness of its benefits.

The Proposed Development therefore accords with the vision and objectives of the G&BI Strategy and the relevant Local Development Plan policies when taken as a whole.

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