

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
C/o Agent

Agent (if used)

Miss Eleanor Scrafton
Deloitte LLP
100 Embankment
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Partial demolition, temporary weatherproofing and associated works to library building.

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

Date of application: 10 September 2025

Application number: 143943/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o 1350B-HBA-SW-XX-DR-A-080105 Rev P1: Proposed Site Plan
- o 1350B-HBA-SW-XX-DR-A-080106 Rev P1: Proposed Demolition Plan

- o 1350B-HBA-XX-ZZ-DR-A-080107 Rev P1: Proposed Demolition Elevation - Temporary Waterproofing
- o Covering Letter (Prepared by Deloitte; Dated 05/09/2025)
- o Contamination Letter (Prepared by Buro Happold; Dated 05/09/2025)
- o Geoenvironmental Desk Study Report (Prepared by Buro Happold; Report Reference 1044B-BHE-XX-XX-RP-CG-000001 Revision P04; Dated 26/10/2023)
- o Generic Quantitative Risk Assessment (Prepared by Buro Happold; Report Reference 1044B-BHE-XX-XX-RP-CG-0002 Revision P01; Dated 03/07/2024)
- o Factual Ground Investigation Report (Prepared by Geotechnical Engineering; Report Reference 37567; Dated 01/11/2023)
- o Factual Ground Investigation Report (Prepared by Geotechnical Engineering; Report Reference 37757; Dated 07/12/2023)
- o MMU Factual Report (Prepared by A2 Site Investigation; Report Reference 51324-A2SI-XX-XX-RP-X-0001-01; Dated November 2024)
- o Asbestos Removal Specification (Prepared by Manchester Metropolitan University; Specification Number SP53144v2; Dated 22/07/2025)
- o Photographic Schedule of Condition (Prepared by Intega; Dated November 2025; Received 12/12/2025)
- o Planning Statement (Prepared by Deloitte; Dated September 2025)
- o Construction Phase/Demolition Management Plan Issue Seven (Prepared by Connell Borthers; Tender Number CBL 530; Dated and received 25/11/2025)
- o Environmental Statement: Non-Technical Summary (Prepared by Deloitte)
- o Environmental Statement: Volume 1 (Prepared by Deloitte)
- o All Saints Library, Oxford Road, Manchester, Committed Developments (Prepared by Deloitte; Dated September 2025)
- o Arboricultural Impact Assessment (Prepared by Amenity Tree)
- o Arboricultural Method Statement (Prepared by Amenity Tree)
- o Tree Survey and Constraints Report (Prepared by Amenity Tree; Dated 07/08/2025)
- o Ecology Report (Prepared by Tyler Grange; Report Reference 13126_R06b_MF; Dated 19/11/2025; Received 19/11/2025)
- o Statutory Biodiversity Metric (Received 19/11/2025)
- o Isoclad Brochure

All stamped as received by the City Council as Local Planning Authority on 10/09/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) If within fourteen months of the commencement of the demolition of the buildings/structures on the site, a contract for the permanent redevelopment of the application site, which planning permission has been granted for, has not been submitted to and approved in writing by the Local Planning Authority, the application site shall be treated in accordance with a scheme setting out how it shall be landscaped and maintained that has previously been submitted to and approved in writing by the Local Planning Authority. The application site shall then be landscaped and maintained in accordance with the approved scheme thereafter.

b) Within four months of the commencement of the demolition works hereby approved, details for how the application site shall be secured between the completion of the aforementioned demolition works and the commencement of works in relation to the permanent redevelopment of the application site shall be submitted to and approved in writing by the Local Planning Authority. The application site shall then be hoarded in

accordance with the approved details until the completion of its permanent redevelopment.

Reason - In the interests of the amenity of the area, pursuant to policies EN9, EN15, and DM1 of the Core Strategy.

4) a) The portion of the All Saints Library Building that is to be retained, as shown on drawings 1350B-HBA-SW-XX-DR-A-080106 Rev P1 and 1350B-HBA-XX-ZZ-DR-A-080107 Rev P1, shall be weatherproofed with an isoclad panel system upon completion of the demolition works hereby approved.

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

c) Within twelve months of the commencement of the demolition of the buildings/structures on the site, a contract for the permanent making good of the remaining portion of the All Saints Library Building, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

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

5) a) A scheme for the delivery of a Biodiversity Net Gain Plan for the habitats lost as part of this planning application shall be delivered, completed and managed in accordance with that submitted with and approved under planning application 144697/FO/2025. Details of the plan shall be submitted for approval under this planning permission, prior to the commencement of the development associated with planning application 144697/FO/2025.

b) In the event that the replacement library development put forward under application 144697/FO/2025 is not to be implemented within three years of the date of its approval, a Biodiversity Gain Plan shall be submitted for approval in writing by the Local Planning Authority. This shall include:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

The Biodiversity Net Gain Plan shall be implemented within six months of the expiration of permission 144697/FO/2025 and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

6) a) The development shall proceed in accordance with the submitted Photographic Schedule of Condition for the local highway network surrounding the application site (Prepared by Intega; Received by the Local Planning Authority on 12/12/2025).

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the replacement library scheme.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

7) The demolition works hereby approved shall proceed in accordance with the submitted Construction Phase/Demolition Management Plan Issue Seven (Prepared by Connell Borthers; Tender Number CBL 530; Dated and received 25/11/2025).

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

8) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

9) No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

10) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 " Trees in relation to design, demolition and construction - Recommendations ".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Hoarding will be in place around the development site. If the hoarding is to impact on the adopted highway then the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience.

Date: 22 December 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026