

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143943/FO/2025	
Date registered valid:	10 September 2025	
Proposal:	Partial demolition, temporary weatherproofing and associated works to library building.	
Address:	All Saints Campus, Oxford Road, Manchester, M15 6BH	
Ward(s):	Hulme	Ward
Applicant:	Manchester Metropolitan University	
Agent (if any):	Miss Eleanor Scrafton Deloitte LLP	
Case officer:	Michael Tel: 0161 219 Email: michael.pearson@manchester.gov.uk	Pearson 2735
Recommendation:	Approve	
Date of recommendation:	18/12/2025	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 September 2025

Expired: 18 October 2025

Neighbour notifications

Printed: 18 September 2025

Expired: 9 October 2025

Site notice

Posted: 2 October 2025

Expired: 1 November 2025

Press advert

Published: 23 September 2025

Expired: 23 October 2025

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

This 0.67 ha site contains the All Saints Library. It is bounded by the Mancunian Way, Oxford Road, All Saints Park and MMU's Law Building. The Library is a part three to part five storey flat roof red brick building. There is pedestrian access to the south and east off of Lower Ormond Street/All Saints Park and Oxford Road. Vehicular access to the site is available beneath the Mancunian Way. The application site benefits from a live planning permission for the erection of a replacement 13 storey library building. The site is then bounded by the Mancunian Way(A57) to the north, Oxford Road to the east, a pedestrianised road and All Saints Park to the south and Manchester Metropolitan University's Law Building to the west. The application site is subject to a live planning permission for the erection of a 13 storey library building, approved under application 138424/FO/2023. A live planning application for the erection of a nine storey library building for the application site is under consideration.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

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

locality comprise of buildings in educational uses, that then form part of Manchester Metropolitan's university campus, other uses then include commercial Class E retail uses, hot food take away uses, as well as drinking establishments (Sui Generis). Residential development is then present within the upper floors of a high number of buildings that line Oxford Road, as well as to the south-west of the application site along Higher Cambridge Street.

Description of development

The application seeks consent for the partial demolition of the library building on site, with associated temporary waterproofing works.

The eastern extent of the library would be demolished, with its western most extent, a part three storey part five storey element to remain. The retained section of library would be weatherproofed via an isoclad composite panel system then applied to its exposed side elevation to weatherproof the remaining structure.

Site access for the demolition would be achieved via an unnamed access road to the rear of the site under the Mancunian Way, accessed off of Lower Ormond Street.

Planning History

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

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

Relevant neighbouring applications

142888/FO/2025 - Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works – Minded to approve.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued. Neighbouring properties were notified of the proposed development by letter. No representations were received.

Environment Agency – No objection subject to a condition relating to unidentified ground contamination.

Environmental Health – No objection subject to the development proceeding in accordance with the submitted Demolition Management Plan and demolition/construction hours.

Greater Manchester Archaeological Advisory Service – No objection.

Greater Manchester Ecology Unit – The development will be required to deliver a 10% biodiversity net gain, with on-site habitat being removed as part of the proposed works.

Greater Manchester Pedestrian Society – No objection received.

Greater Manchester Police – No objection.

Health & Safety Executive (Fire Safety) – No objection.

Highway Services – No objection subject to the development proceeding in accordance with the submitted Demolition Management Plan and an informative relating to highway hoarding.

MCC Flood Risk Management – No objection.

National Highways – No objection.

National Planning Casework Unit – No objection received.

Neighbourhood Team Leader (Arboriculture) – No objection.

Transport for Greater Manchester – No objection received.

United Utilities – No objection received.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-S5 – Clean Air
- Policy JP-J1 – Supporting Long-Term Economic Growth
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage
- Policy JP-P5 – Education, Skills and Knowledge
- Policy JP-C5 – Streets for All
- Policy JP-C6 – Walking and Cycling

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC5 – Transport
- Policy CC6 – City Centre High Density Development
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C1 – Centre Hierarchy

- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements and Policy Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Oxford Road Corridor Strategic Regeneration Framework (SRF)

Environmental Impact Assessment

The applicant has submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and has considered the following topic areas:

- Construction Phasing and Methodology;
- Air Quality; and
- Noise and Vibration;

The proposal is an “Infrastructure Project” (Schedule 2, 10 (b)) as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are judged to be significant environmental impacts as a result of the development and its change from the current use of the site as a car park. The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects. In accordance with the EIA Regulations, this ES sets out the following information:

A description of the proposal comprising information about its nature, size and scale;

- The data necessary to identify and assess the main effects that the proposal is likely to have on the environment;

- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the proposals possible impact on human beings, water, air, climate, cultural heritage, townscape and the interaction between any of the foregoing material assets;

- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and
- Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

Issues

Principle of the Development

The proposal would see the partial demolition of the All Saints Library Building, as well as subsequent site clearing and weatherproofing works to the remaining portion of the building, all in order to allow the site to be redeveloped for a replacement library building. The redevelopment of the application site, of which the proposals would be the first step in, would support in the regeneration of the site, as well as support and underpin the objectives the Oxford Road Corridor SRF by freeing the site for a modern library development, which in turn, would support the University's status as a world class academic institution. In light of this, subject to a condition that would secure the long term redevelopment of the application site, the proposal accords in principle with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-J1 and JP-P5, Core Strategy Policies SP1, EC1, EC3, CC1, CC6, C1 and DM1, the Oxford Road Corridor SRF, and the National Planning Policy Framework in principle, subject to the matters discussed below.

Visual Amenity

All Saints Library, a modernist building completed in red brick with multiple flat roofs, is considered to be dated in design terms, with its flat façade lacking visual interest. Notwithstanding this, the extensive use of glazing and red brick, gives the property a horizontal emphasis that makes its extended width sit more comfortably within the street scene. The loss of the All Saints Library is considered would incur some impact on the appearance of the local street scene, particularly in regard to how the site will be left cleared for future development, and how the remaining portion of the library building would be secured by an isoclad weatherproofing system. In light of this and to ensure that the proposed development is not carried out and then the wider site not redeveloped/made good, it is considered necessary to condition any approval so that it would be required that the remaining section of the All Saints Library be weatherproofed with an isoclad system, and that a contract for a scheme for the making good of said remaining section of the library be submitted to the Local Planning Authority within twelve months of the date of the permission. Additionally, a condition that would require that if a contract for a scheme for the redevelopment of the wider application site has not been submitted for approval within fourteen months of the date of the permission, then the site shall be landscaped in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. It is also considered pertinent to secure details of any boundary treatment/site hoarding that will be used to secure the application site between its demolition and permanent redevelopment in the interest of visual amenity. Subject to such planning conditions the proposal is acceptable in this regard and therefore accords with Core Strategy Policies SP1, EN1 and DM1 and the National Planning Policy Framework.

Heritage & Archaeology

The application site, whilst not listed nor located within a Conservation Area, lies in close proximity to a high number of Grade II listed buildings, these are as follows; the Former Manchester Ear Hospital, St Augustine's Church, Ormon Building, Righton Building, Grosvenor Building, Façade to Mabel Tylecote Building, Former Grosvenor Picture Palace and Adult Deaf and Dumb Institute. The existing All Saints building as an unremarkable piece of post-war modernist architecture is considered to have a neutral contribution to the significance of said listed buildings. As said building is to be demolished, the main impact on neighbouring heritage assets would be how they are experienced when viewing them looking northwards towards the application site/All Saints Park.

The significance of some of these buildings is linked to their interior. The setting of others is compromised by existing development, or they are best appreciated when looking south away from the site. Therefore, the impact on the setting and significance of neighbouring heritage assets is considered to be negligible to no harm.

The proposal would create instances of less than substantial harm as defined within the NPPF, with the site to be cleared. Notwithstanding this, any level of harm would be outweighed by the public benefits that would be delivered in accordance with the guidance provided in paragraph 202 of the NPPF. In assessing the public benefits, consideration has been given to paragraph 8 of the NPPF which outlines the three dimensions to achieve sustainable development: economic, social and environmental.

The City Centre is also the primary economic driver in the City Region and the City Centre. The Universities make a major contribution the success of the City's economy and investment in their infrastructure is important to ensure that they remain attractive in a competitive market. Section 6 of the NPPF places 'significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider development opportunities. By enabling the provision of a modern library that would deliver first class academic facilities that attract students from the UK and around the world. The availability and retention of well qualified graduates makes a very significant contribution to the Manchester economy.

The Greater Manchester Archaeology Advisory Service (GMAAS) have confirmed that there is unlikely to be anything of archaeological interest on site and thus do not object to the proposal. On this basis subject to a condition that would require that if any material of archaeological interest is found on site that work halt and a scheme for its investigation be submitted to and approved by the Local Planning Authority.

In view of the above subject to the aforementioned condition the proposal would satisfy the requirements of Places for Everyone Plan Policy JP-P2, policies EN3, CC9 and DM1 of the Core Strategy and saved UDP policy DC20, the Planning (Listed Building and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Residential Amenity

The proposed partial demolition of the All Saints Building would be a significant development that would take up to 37 weeks to complete, as noted within the submitted Demolition Management Plan. As part of these works neighbouring amenity is likely to be affected by noise generated by the demolition works, as well as increased vehicular activity in the area, and the creation of dust from the demolition. The aforementioned demolition management plan details the measures that will be in place to minimise the noise generated through demolition works, as well as the dust

suppression methods that will be utilised. Environmental Health do not object to the development subject to conditions requiring the development to proceed in accordance with the submitted DMP, and that demolition works be confined to specific times. Whilst it is acknowledged that the application site lies adjacent to residential development, matters relating to construction hours lie under the remit of Environmental Health and not planning permission. Thus, it is considered the imposition of such a condition in the event of an approval would be unreasonable. As such, should the application be approved, no such condition will be attached.

In light of the above, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Ecology / Biodiversity

The application site is comprised mainly of the All Saints Library Building itself, with other areas of the site being comprised of hard standing. Soft landscaping measures on site consist of a small area of introduced shrubs to the front of the library building adjacent to All Saints Park and 5no London Plane Platanus x acerifolia mature street trees along Oxford Road. The proposed works would see the removal of the aforementioned shrubs but the retention of the mature street trees. No habitats are to be created as part of the proposed works, with soft landscaping measures being put forward within the application for the erection of the replacement library scheme, application number 144697/FO/2025. The Greater Manchester Ecology Unit (GMEU) have stated that as the development is not exempt from providing a biodiversity net gain, that a 10% net gain must be delivered on site. Taking into account how the proposals only relate to the demolition of the existing building, with the site's permanent redevelopment being put forward under application 144697/FO/2025, it is considered that subject to a planning condition that would require the provision of the biodiversity enhancements put forward under application 144697/FO/2025 to be implemented on site, and in the event that the replacement library scheme does not come forward then a scheme for a biodiversity gain plan to be submitted to and approved in writing by the Local Planning Authority, then the proposed development is acceptable in this regard and a biodiversity net gain on site would be achieved, thus the proposal complies with Places for Everyone Plan Policy JP-G8, Manchester Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

Flood Risk

The site is in Flood Zones 1, which has a low probability of flooding. The amount of hard standing on site would not be affected by the proposals. No supporting information in regard to the drainage of the site, nor its impact on local flood risk has accompanied the submission. Notwithstanding this, the submitted Planning Statement has made clear that technical information in this regard will be submitted when a full proposal for the redevelopment of the application site is received. MCC Flood Risk do not object to the proposal and no objection has been received from United Utilities.

Given the above the development would be consistent with Core Strategy policy EN14 and Places for Everyone Plan Policy JP-S4.

Ground Conditions

The submission has been accompanied by a Covering Letter that reaffirms that the more thorough Desk Top Study undertaken for the assessment of planning permission 138424/FO/2023 is still accurate. The previous study found that there was a moderate/low potential risk of contaminants, with the application site having previously been home to an industrial use. Environmental Health do not object to the development in this regard, and the Environment Agency have no objection subject to condition that would require that if contaminants are found where they had previously not been suspected, then a scheme for their remediation should be submitted to the Local Planning Authority for approval.

In light of the above it is anticipated that more detailed ground surveys and remediation may need to take place when the proposals for the permanent redevelopment of the application site are brought forward. However, in consideration to what is currently proposed, the partial demolition of the building on site, it is considered that the development is acceptable in this regard and subject to the aforementioned condition it would comply with section 14 of the National Planning Policy Framework and policy EN18 of the emerging Core Strategy.

Highway Safety & Construction Management

The application site lies adjacent to Oxford Road, a major a road that provides access to the heart of Manchester City Centre, as well as to the Mancunian Way, another major piece of road infrastructure that forms the City's ring road. The proposal would involve significant demolition works that are likely to result in an impact on the neighbouring highway network, with pavement closures and an increased number of vehicular borne trips to and from the site. The submission has been accompanied by a Demolition Management Plan (DMP) that makes clear the anticipated number of vehicles movements associated with the development, the highway hoarding that will be in place for the development and the delivery and pedestrian management system that will be in place. Additionally, the DMP makes note of the adjacent Cambridge Halls development to the south-west of the application site, proposed under planning application 142888/FO/2025, and how the developments will be coordinated to prevent wider disruption. Highways do not object to the proposal subject to the development proceeding in accordance with the submitted DMP. National Highways do not object to the development. Subject to the aforementioned condition, as well as a condition requiring the submission of a highway dilapidation survey on completion of the works, the proposal is considered to be acceptable in this regard and is therefore in accordance with Core Strategy Policy DM1, and the National Planning Policy Framework.

Air Quality

It is not considered that the proposal would give rise to any unacceptable impacts in respect of Air Quality. Measures can be put in place during the course of the application to minimise any unduly harmful impacts. These include dust suppression measures when the demolition is underway. The impacts are short in duration and for the timescales of the demolition process.

Conclusion

The proposed development would see the demolition of an existing building to allow the application site to be redeveloped for a replacement library scheme at a later date, that would contribute significantly to Manchester City Centre's economy and the offering provided by one of its key universities. The development would not have a significant detrimental impact on the settings of nearby listed buildings, with any visual impacts, as well as impacts to neighbouring

amenity being temporary in nature. In light of this, the proposed development, subject to appropriate planning condition, accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-S4, JP-S5, JP-J1, JP-G8, JP-P2, JP-P5, JP-C5 and JP-C6, Manchester Core Strategy Policies SP1, EC1, EC3, CC1, CC5, CC6, CC9, CC10, C1, T1, EN1, EN3, EN14, EN15, EN16, EN17, EN18, EN19 and DM1, Saved Unitary Development Plan Policies DC19, DC20 and DC26, the National Planning Policy Framework, the Oxford Road Corridor SRF, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis, the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

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.

Conditions to be attached to decision for approval

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 aparthotel.

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

1) Hoarding will be in place around the development site. If the hoarding is to impact on the adopted highway than 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Transport For Greater Manchester
Health & Safety Executive (Fire Safety)
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Planning Casework Unit
National Highways

Unit 33, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 15, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 12, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 11, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 17, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
115A Oxford Road, Manchester, M1 7DU
Flat 5, 117 Oxford Road, Manchester, M1 7DU
Flat 11, 117 Oxford Road, Manchester, M1 7DU
Flat 10, 117 Oxford Road, Manchester, M1 7DU
125 Oxford Road, Manchester, M1 7DU
Flat 3, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 5, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 11, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 12, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Basement, 149 - 153 Oxford Road, Manchester, M1 7EE
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Unit 34, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 5, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
St Augustines, Lower Chatham Street, Manchester, M15 6BY
Unit 25, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 21, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 10, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 6, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 8, 117 Oxford Road, Manchester, M1 7DU
Flat 4, 117 Oxford Road, Manchester, M1 7DU
Ground Floor, 125 Oxford Road, Manchester, M1 7DU
Flat 15, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 9, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 7, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
129 Oxford Road, Manchester, M1 7DY
149 - 153 Oxford Road, Manchester, M1 7EE
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Advertising Right Opposite Oxford House, Oxford Road, Manchester, M1 7ED
Unit 6, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 1, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 13, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 20, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 16, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 4, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Cafe, 107 Oxford Road, Manchester, M1 7DU
Flat 14, 117 Oxford Road, Manchester, M1 7DU
Flat 1, 117 Oxford Road, Manchester, M1 7DU
Flat 12, 117 Oxford Road, Manchester, M1 7DU
121 Oxford Road, Manchester, M1 7DU
The Footage, Grosvenor Street, Manchester, M1 7DZ
Flat 14, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135B Oxford Road, Manchester, M1 7DY
131 Oxford Road, Manchester, M1 7DY
Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Unit 2, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 3, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW
Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL
Advice Centre, Sidney Street, Manchester, M1 7HB
Apartment 22, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
117 Oxford Road, Manchester, M1 7DU
Flat 10, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Unit 4, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN
Top Flat, 129 Oxford Road, Manchester, M1 7DY
Apartment 8, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 5, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 14, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 6, 117 Oxford Road, Manchester, M1 7DU
123 Oxford Road, Manchester, M1 7DU
127 Oxford Road, Manchester, M1 7DY
127A Oxford Road, Manchester, M1 7DY
Flat 13, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
Unit 24, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 28, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 29, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 7, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 7, 117 Oxford Road, Manchester, M1 7DU
Flat 3, 117 Oxford Road, Manchester, M1 7DU
Second Floor, 125 Oxford Road, Manchester, M1 7DU

First Floor, 127A Oxford Road, Manchester, M1 7DY
 137 Oxford Road, Manchester, M1 7DY
 Flat 8, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
 Ground Floor And First Floor, The Deaf Institute, 135 Grosvenor Street, Manchester, M1 7HE
 Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street, Manchester, M15 6BG
 Unit 35, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
 Apartment 18, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 Apartment 3, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 Apartment 23, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 Apartment 19, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 111 Oxford Road, Manchester, M1 7DU
 115B Oxford Road, Manchester, M1 7DU
 Flat 2, 117 Oxford Road, Manchester, M1 7DU
 Flat 9, 117 Oxford Road, Manchester, M1 7DU
 Second Floor, 127A Oxford Road, Manchester, M1 7DY
 Second Floor, 137 Oxford Road, Manchester, M1 7EA
 Flat 2, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
 135A Oxford Road, Manchester, M1 7DY
 135 Grosvenor Street, Manchester, M1 7HE
 153 Oxford Road, Manchester, M1 7EE
 Second Floor, 149 - 153 Oxford Road, Manchester, M1 7EE
 Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 John Dalton Building, Chester Street, Manchester, M1 5GD
 Unit 1, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
 Unit 30, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
 Apartment 9, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 Apartment 2, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
 115 Oxford Road, Manchester, M1 7DU
 Flat 13, 117 Oxford Road, Manchester, M1 7DU
 119 Oxford Road, Manchester, M1 7DU
 Flat 6, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
 Flat 4, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
 Flat 1, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
 149 Oxford Road, Manchester, M1 7EE
 First Floor, 149 - 153 Oxford Road, Manchester, M13 9RU
 Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Righton Building, Cavendish Street, Manchester, M15 6BG
 Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
 Unit 31 To 32, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
 Unit 26, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
 Unit 27, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Appendix 2 – Planning constraints

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL