

21 January 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
Po Box 532
M60 2LA

Dear Jack,

MMU All Saints Public Realm | Application to Discharge Conditions 17 and 24 attached to Planning Permission Ref. 128485/FO/2020 in relation to Phase 1a.

On behalf of Manchester Metropolitan University (the 'Applicant'), please find enclosed an application to fully discharge Condition 17 (Parking Strategy) and partially discharge Condition 24 (Highway Works) in relation to Phase 1a of Planning Permission Ref 128485/FO/2020.

Full Planning Permission was granted on 2 June 2021 for the refurbishment and expansion of All Saints Park public realm and surrounding streets.

The description of development as stated on the Decision Notice is as follows:

"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."

Planning Permission was granted on a phased basis, with Phase 1a comprising the initial phase of development including All Saints Park, part of Lower Ormond Street and Cavendish Street, as defined in the approved Site Phasing Plan Ref. 1958-PLA-01-XX-DR-L-0002. Phase 1a is now complete.

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A Non-Material Amendment application (Ref: 144160/NMC/2025) was approved on 7 October 2025 to update wording of Condition 24 to reflect changes to the timescales for landscaping.

Condition Discharge

Condition 17- Parking Strategy

Condition 17 (Parking Strategy) states:

“Notwithstanding the approved plans and documents as specified in condition 2, within 3 months of the practical completion of each Phase of the hereby approved development (as specified in Condition 2b), a detailed parking strategy including swept path analysis, and provision for disabled parking spaces and details of car parking management, and car parking space allocation, shall be submitted to and approved by the City Council as local planning authority.. The parking strategy for each Phase shall be fully implemented within a period of 3 months following the approval of the above details for that Phase.”

A Parking Strategy, prepared by MMU is submitted in support of the full discharge of Condition 17 in relation to Phase 1a. This provides a swept path analysis and provision for disabled parking spaces. The report also notes that Campus Security would manage and enforce parking at the University.

The information submitted in support of this application is therefore considered acceptable to fully discharge Condition 17 in relation to Phase 1a.

Condition 24- Highway Works

Prior to commencement of development a phasing plan including timescales for the following off-site highways works shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- a. Detailed design of works to the existing Oxford Road/Cavendish Street junction, including in relation to the proposed signal junction changes;*
- b. Detailed design of works to the area to the north of All Saints Park on Oxford Road;*
- c. Detailed design of works to the area to the south of the Mabel Tylecote building on Oxford Road;*
- d. Detailed design of works to the existing Jenkinson Street / Rosamond Street junction.*

Prior to commencement of each phase, full design of a) to d), as relevant to that phase, shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority.

All works shall be completed in accordance with the approved designs and the agreed-upon timeline.

Works to the existing Oxford Road/Cavendish Street junction and works to the area to the south of the Mabel Tylecote building were agreed with MCC Highways 16th August 2024. These form parts a. and c. of Condition 24.

The drawings submitted under S278 to MCC Highways, the S278 agreement, Completion certificate are submitted with this application to partially discharge Condition 24 against parts a. and c. A Phasing Plan including timescales for all the off-site highway works under Condition 24 has also been submitted.

The information submitted in support of this application is therefore considered acceptable to partially discharge Condition 24 in relation to parts a. and c.

Submission Summary

Table 1- Application documents

Condition Number	Full or Partial Discharge	Information Submitted
Condition 17- Parking Strategy	Discharge in full in relation to Phase 1a	• Parking Strategy (<i>Doc ref: 17 Public Realm- Parking Strategy</i>), prepared by MMU
Condition 24- Highway Works	Partial Discharge in relation to points a. and c.	• Phasing Plan for off-site highway works (<i>Doc ref: Highways Phasing Plan</i>) • Drawings submitted under S278: ○ S278-Site Clearance Sheet 1 Of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92000-C01</i>) ○ S278-Site Clearance Sheet 2 Of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92001-C01</i>) ○ S278-Kerb Sheet 1 of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92004-C02</i>) ○ S278-Kerb Sheet 2 of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92005-C02</i>) ○ S278- Drainage Sheet 1 of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92006-C02</i>) ○ S278- Drainage Sheet 2 of 2 (<i>Doc ref: 075050-CUR-00-XX-DR-C-92007-C02</i>) ○ Legal Plan (<i>Doc ref: 075050-CUR-00-XX-DR-C03</i>)

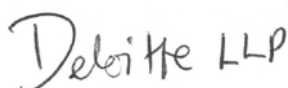
		- o S278- Construction Sheet 1 of 2 (Doc ref: 075050-CUR-00-XX-DR-C-92002-C02) - o S278- Construction Sheet 2 of 2 (Doc ref: 075050-CUR-00-XX-DR-C-92003-C01) - o General Arrangement Sheet 1 of 2 (Doc ref: 075050-CUR-00-XX-DR-C-00101-C02) - o General Arrangement Sheet 2 of 2 (Doc ref: 075050-CUR-00-XX-DR-C-00201-C02) - o Site Phasing Plan (Doc Ref: 1958-PLA-01-XX-DR-L-0002- P02) - o Oxford Road/ Grosvenor Street (Doc ref: Dev-88-2024-MMU-Cavendish Street) • S278 agreement (Doc ref: S.278 - Public Realm - dated 16.08.2024) • Certificate of Completion (Doc ref: Certificate Of Completion - All Saints Park – 210555H dated 07.10.2024)
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The application comprises this covering letter, the information set out in Table 1 and the condition discharge application form.

The application has been submitted through the Planning Portal (Ref. PP-14254301). The requisite fee of £298 and an administrative fee of £85 has been paid via the Planning Portal. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 17 and 24 in relation to Phase 1a, as outlined above.

If you require any further details, please do not hesitate to contact Tom Young (tomyoung@deloitte.co.uk/ +44 20 7007 1007) or Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276)

Yours sincerely



For Deloitte LLP

Encl.