BURO HAPPOLD

1350B-BHE-XX-XX-RP-G-200001

Project	All Saints Library
Subject	Use of All Saints Library Transformation Project (previous project) planning documents
Project no	0065290
Date	28 October 2025

Revision	Description	Issued by	Date	Approved (signature)
P01	For planning	FP	14/10/2025	TB / PH
P02	For planning – Updated document reference	TB	21/11/2025	PH

1 Ground Conditions Planning Documentation

1.1 Introduction

Buro Happold have been appointed by Manchester Metropolitan University (the University) to provide technical planning support and advice for the proposed All Saints Library Development. The site is located on the site of the existing All Saints Library, located in central Manchester on the All Saints Campus. The proposed development comprises the development of a new nine storey library building as shown in Figure 1—1. The proposed partial demolition of the current library building seen in Figure 1—1 has been submitted under a different planning application (application ref. 143943/FO/2025), which is currently pending determination. A separate planning application is due to be submitted in Spring 2026 in relation to the retained portion of the extant library building.

A planning application for the redevelopment of the library was previously submitted and approved on 16 February 2024 (application ref. 138424/FO/2023). This development was not implemented. A number of reports and investigations, including the Geoenvironmental Phase I Desk Study Report, were undertaken as part of the previous application as detailed in the following sections. The approach for reliance on the reports submitted as part of the previous planning application was confirmed with Lisa Jones, Environmental Protection Officer for Manchester City Council on 14 July 2025.

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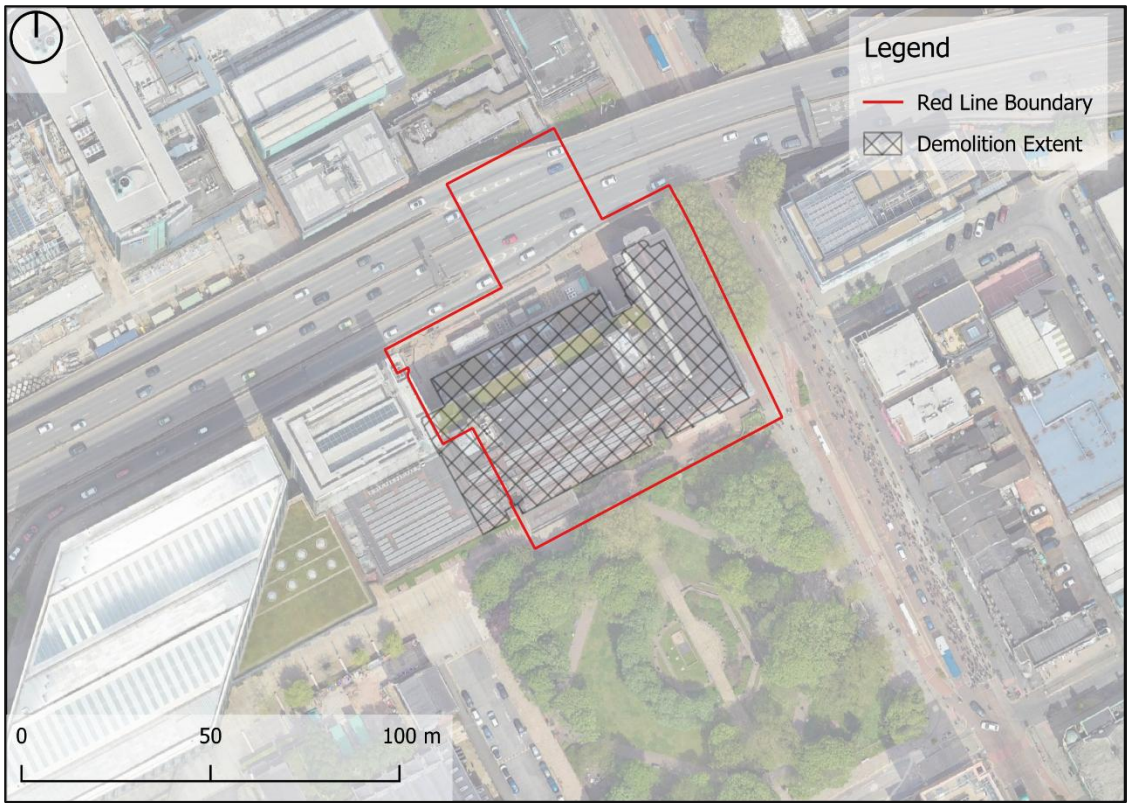


Figure 1—1 All Saints Library Site Boundary

1.2 Geoenvironmental Phase I Desk Study

The Geoenvironmental Desk Study (1044B-BHE-XX-XX-RP-CG-000001, revision P04) is proposed to be submitted as part of the planning application for this project for the following reasons:

- The desk study was completed in October 2023. The document is considered to be valid and suitable for use within the timeframes of acceptability for submission in this planning application for Manchester City Council.
- There have been no major changes to the site or the immediate vicinity since the desk study was completed.:
    - The site history (Section 5.1) covers the extent area of the future development and remains the same
    - The ground conditions (Section 4) have remained the same.
    - The preliminary conceptual model (Section 6) beneath the site remains the same.
    - The potential sources of contaminants (Section 6.3), receptors and pathways (Section 6.4) and risk assessment (Section 6.5) remain the same.

1.3 Ground Investigation

Following the recommendations set out in the desk study, ground investigation was conducted in three phases to identify the site-specific ground conditions as well as contamination testing:

- Geotechnical Engineering Ltd. MMU, All Saints Library – Factual Ground Investigation Report. 37567. Dated November 2023.
- Geotechnical Engineering Ltd. Manchester Metropolitan University Library – Factual Ground Investigation Report. 37757. Dated December 2023.
- A2 Site Investigation. MMU Factual Report. 51324-A2SI-XX-XX-RP-X-0001. Dated November 2024.

1.4 Generic Quantitative Risk Assessment

The assessment of contamination was undertaken as part of the Generic Quantitative Risk Assessment (GQRA) (1044B-BHE-XX-XX-RP-CG-0002, revision P01). The GQRA is also to be submitted as part of the planning application with the following evidence to support this:

- There have been no major changes to the site since the ground investigation and contamination assessment were undertaken.
- The encountered ground conditions within the GQRA (Section 4.3) align to the expected ground model assumed in the desk study report.
- No elevated determinants above commercial thresholds were identified (Section 6.2).
- Owing to the ground conditions encountered and assessed risk based on the contamination assessment, the report recommends no formal Remediation Strategy is required. Earthworks activities shall be managed appropriately in line with good practice (Section 11.3) and in conjunction with the Buro Happold Earthworks Specification (1350B-BHE-XX-XX-SP-CG-000001).

1.5 Conclusions

The Geoenvironmental Desk Study, factual ground investigation reports and GQRA undertaken as part of the previous 2023 planning application for the redevelopment of the All Saints Library (application ref. 138424/FO/2023) are suitable for submission within the planning application for the All Saints Development. Therefore, no further work is required to be undertaken for the planning proposals to take place.