

Environmental Statement: Non-Technical Summary

All Saints Library – Manchester Metropolitan University (New Library Application)

December 2025

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1. Introduction

1.1. This Environmental Statement (ES) Non-Technical Summary (NTS) accompanies an application for Full Planning Permission for the development of a library building on Manchester Metropolitan University's All Saints Campus, located in Manchester City Centre (the "Site").

1.2. See Figure 1.1 below, for a Site Plan.

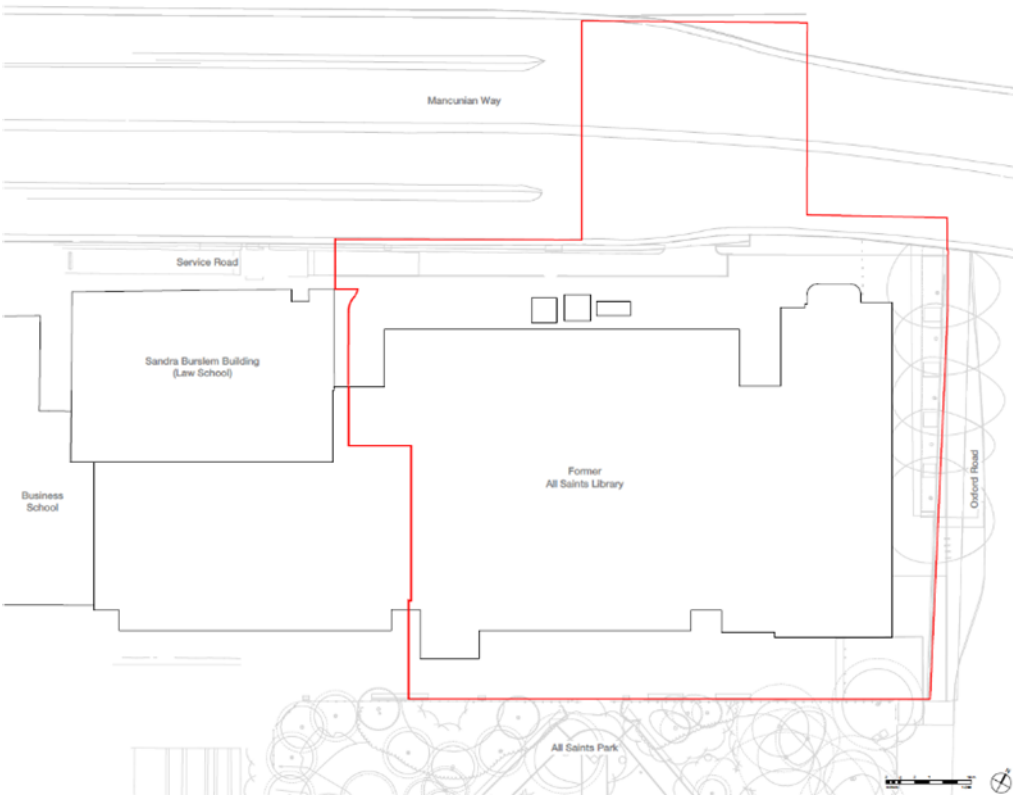


Figure 1.1: Site Plan (Hawkins Brown, 2025)

1.3. The Applicant is Manchester Metropolitan University (the 'Applicant').

1.4. The full planning application submitted to Manchester City Council ('MCC'), and which forms the 'Proposed Development has the following formal description of development:

"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."

1.5. The Proposed Development represents the latest phase of the University's estate transformation, delivering a key educational facility for students, staff, and the wider community.

1.6. Manchester Metropolitan University's proposals to redevelop the Site have been subject to a previous planning application, submitted in October 2023 (application ref. 138424/FO/2023). This application sought consent 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. This planning consent was not implemented due to changes to the proposed campus strategy.

1.7. 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.

1.8. 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. The application was also subject to an Environmental Impact Assessment and is currently being determined.

1.9. This ES NTS sets out the findings of an Environmental Impact Assessment ('EIA') carried out in respect of the development on the Site.

1.10. The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations') and other relevant policy and guidance. The Non-Technical Summary (NTS) is a standalone document and is required under the EIA Regulations.

Purpose of the Environmental Impact Assessment and Non-Technical Summary

1.11. The purpose of an EIA is explained by the Government in the National Planning Practice Guidance at paragraph 002 (Reference ID: 4-002-20140306), which sets out:

"The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process."

1.12. In simple terms, an EIA is an information gathering exercise in relation to the effect that the Proposed Development may have on the local environment when compared to the existing conditions. These are typically carried out on projects of a large scale.

1.13. Conducting an EIA is a systematic process, which leads to a final report, the ES.

1.14. This NTS is designed to be read on its own. It explains the environmental implications of the Proposed Development to the public, informing them, and allowing them to decide whether they would like more detail on the Proposed Development.

1.15. More information and greater technical details are available in the ES. The ES is a separate document which has been submitted as part of the planning application. Please see the section on "*Availability of Environmental Statement*" within this NTS for details on how and where to view the ES.

Environmental Impact Assessment Process

1.16. The first step is understanding if the Proposed Development meets the criteria set out within legislation, which means that further consideration should be given to if it comprises an EIA development. The legislation sets out different 'schedules' of projects and how the EIA should be carried out.

1.17. A Proposed Development may then go through a 'Screening' and/or 'Scoping' process. This is the process whereby an Applicant may submit a request to the Local Planning Authority (LPA) for a formal opinion as to whether they consider the Proposed Development to be meet the criteria for an EIA and, if so, what technical topics it considers to be relevant to the EIA.

1.18. If an EIA is determined to be required, the Applicant will prepare an ES, which sets out the findings from the technical assessments undertaken. The ES is then submitted to the LPA as part of an application for Planning Permission.

Assessment Methodology

Scoping

1.19. The submitted Environmental Statement assesses the Proposed Development. For robustness, due to the overlapping timescales of the planning applications, we have appended the demolition application ES (Appendix 1.1 – 1.3), to ensure the environmental impact of the development as a whole (demolition, construction and operation), are considered holistically.

1.20. A formal EIA scoping request was submitted to MCC on 12 September 2025 requesting formal confirmation of the proposed scope of the Environmental Impact Assessment required in respect of the Proposed Development. A formal scoping opinion was received on 13 October 2025. The technical Chapters are based on a scope of assessment that has been agreed with the relevant statutory consultees through the scoping exercise. A copy of the EIA Screening and Scoping Report and the Scoping Opinion is included in Appendix 2.1 and 2.2 of the ES.

1.21. MCC was previously contacted via email on 17 June 2025 requesting their opinion on the proposed scope of the EIA required in respect of the Demolition application. The LPA confirmed via email on 18 June 2025 that the ES for this application could be scoped to include only Air Quality and Noise & Vibration. A copy of the EIA scoping email, and opinion received in response is included in Volume 2 of the ES (Appendix 1.2).

1.22. Further to these scoping exercises, the following chapters have been scoped into this EIA:

- Air Quality – demolition only
- Noise and Vibration – demolition only
- Wind – construction and operation
- Townscape and Visual Impact – construction and operation
- Climate Change – construction and operation

Technical Topics not included in the Environmental Impact Assessment

1.23. The Scoping process identified a number of technical topics where significant environmental effects as a result of the Proposed Development would be unlikely and should not be assessed further within the EIA process. These are as follows:

- Aviation
- Archaeology.
- Ecology and biodiversity.
- Built Heritage.
- Flood risk and drainage.
- Ground Conditions and Contamination.
- Transport and Accessibility.
- Socio-Economic.

1.24. Further information detailing why each of these technical topics was scoped out of the EIA can be found in Appendix 2.1 of the ES (Volume 2).

Approach to Technical Studies

Overview

1.25. Various technical studies were commenced at an early stage in the development process. The findings of the baseline (existing) environmental studies have played an important role in the design of the Proposed Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.

1.26. Design team reviews, attended by members of the project team, were held throughout the pre-application process.

1.27. These reviews provided a valuable forum for the exchange of information and ensured that the design team was fully aware of the environmental constraints and opportunities, and of the interactions between disciplines. Meetings were also held with MCC as the LPA, as well as pre-application discussions with technical consultees.

1.28. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective technical chapters, with a reference list at the end of each chapter.

1.29. The technical studies undertaken within the ES have been progressed in a transparent, impartial, and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.

Study Areas

1.30. The study areas are clearly outlined for each technical chapter. Where required, technical-specific study areas (informed by relevant best practice and guidance) have been used. The study area for data collection for each environmental topic / effect is fully defined within the relevant chapters of the Volume 1 ES and technical appendices (Volume 2).

Scope and Scenarios

1.31. The scenarios tested within the ES take into the account the project specifics and are proportionate to the scale of development proposed, and agreed via the scoping exercise with MCC.

1.32. The scenarios are as follows:

- Scenario 1 - Existing Baseline Conditions (existing Site as of November 2025, including developments defined within the Baseline section of the committed development schedule in Appendix 2.2);
- Scenario 2 - Existing Baseline + Demolition (considered within the Air Quality and Noise Chapters within the appended demolition application ES – Appendix 1.1-1.3);
- Scenario 3 - Existing Baseline + Proposed Development;
- Scenario 4 - Existing Baseline + Proposed Development + Cumulative; and
- Scenario 5 - Future Baseline (as per application ref. 143943/FO/2025) + Proposed Development.

1.33. Further information in relation to which technical chapters consider which scenarios is outlined within the ES Volume 1 report.

Baseline Conditions

1.34. Each technical Chapter includes a section which describes and evaluates the baseline environmental conditions (i.e. the current situation and anticipated changes over time assuming the Site remains unchanged). Baseline data has been obtained from a variety of sources, including published documents, maps, historical information and Site survey data. Given the complex nature of the Site and surroundings, each technical Chapter (Chapters 6 to 8) includes a clear description of what is assumed as the baseline against which the assessment is being made.

1.35. The method used to obtain baseline information, where relevant and possible, has been clearly identified within each technical Chapter and agreed in advance with statutory consultees.

Mitigation

1.36. Any adverse environmental effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward.

1.37. Mitigation measures to be implemented during the operational phase of the Proposed Development will be secured through approved documents, and suitably worded planning conditions and obligations.

Residual Effects

1.38. The likely significant effects on the environment, assuming the successful implementation of mitigation measures proposed, have been estimated within each Chapter. These are termed 'residual effects' and are considered in Chapter 9 of the Environmental Statement (Volume 1).

Cumulative Effects

1.39. A search of MCC's planning applications database and knowledge of the area has identified schemes for which cumulative effects are considered more likely, this includes other reasonably foreseeable schemes, i.e. those contained within the Development Plan or other material considerations. A full list, as of November 2025 is contained at Appendix 2.3, to which agreement has been provided from the LPA as part of the Scoping Opinion process.

1.40. As part of the Scoping process the technical consultants reviewed the Committed Developments and advised that these are of relevance to the Proposed Development and have therefore been scoped into the assessments.

1.41. Chapter 10 assesses the Type 1 Cumulative effects in relation to air quality; noise and vibration; TVIA; wind microclimate; and climate change. Type 1 cumulative effects are also known as 'inter-project' effects, which are the combined effects arising from the development upon a set of defined sensitive receptors.

Who has been involved in the EIA process?

1.42. The EIA process has involved communication and collaboration between the applicant, Deloitte LLP, MCC, the project team (shown in set out in Table 1.1 and Table 1.2 below), statutory consultees and the public.

Table 1.1: Project Team and Technical Discipline

Document	Consultant
Application Forms and Notices	Deloitte
Covering Letter	Deloitte

Document	Consultant
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

Document	Consultant
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

Table 1.2: EIA Technical Team

Topic	EIA Consultant	Qualifications
EIA Coordinator	Deloitte	MRTPI, MSc, MA (Hons)

Topic	EIA Consultant	Qualifications
		IEMA Quality Mark Registered
Construction and Demolition	Turner and Towsend	N/A
Air Quality	Buro Happold	BSc, MIAQM
Noise and Vibration	Buro Happold	BSc (Hons), Dip. IoA, MIOA, IEng
Townscape and Visual Impact	Planit-IE	BA (Hons), Dip LA, CMLI
Wind Microclimate	Buro Happold	MRes Fluid Dynamics (Environmental & Applied Fluid Dynamics); MSc Building Technology; BSc Civil Engineering
Climate Change	Buro Happold	BSc, MSC, IMEA Member

What were the results of the EIA?

1.43. The following sections summarise the methodology used in determining the likely significant effects of the Proposed Development and summarise the outcomes of the EIA.

1.44. This section is organised into technical subjects. The technical topics are those elements of the environment considered likely to experience significant effects and therefore assessed in the EIA.

1.45. For robustness, due to the overlapping timescales of the planning applications, the demolition application (application ref. 143943/FO/2025, submitted August 2025) Environmental Statement is appended to the ES for the Proposed Development (Appendix 1.1 – 1.3), to ensure the environmental impacts of the development as a whole (demolition, construction and operation), are considered holistically.

1.46. On this basis, the ES Volume 1 considers the following technical disciplines on the following basis:

- Air Quality – demolition only;
- Noise and Vibration – demolition only;
- Townscape Visual Impact Assessment – construction and operation;
- Wind Microclimate – construction and operation; and
- Climate Change – construction and operation.

1.47. Greater detail can be found in the relevant chapters of the ES and their technical appendices.

1.48. For the purpose of this NTS, the demolition-related disciplines are not included as these are fully explained within Appendix 1.3 of ES Volume 2 (Demolition Environmental Statement: Volume 3).

1.49. The technical topics are those elements of the environment considered likely to experience significant effects and therefore assessed in the EIA.

1.50. With regard to the assessment for each topic, the subsequent technical sections discuss:

- The nature of the technical discipline;

- What has been assessed; and
- What the proposed effect of the Proposed Development is.

1.51. As outlined within Table 10.1 of ES Volume 1, there are unlikely to be in-combination demolition, construction or operational phase Type 1 cumulative effects. This is due to the extensive technical assessments throughout the design process.

1.52. Where relevant, the individual residual effects which contribute to the potential cumulation have been considered within the ES and mitigated where necessary and feasible.

1.53. A summary of the proposed mitigation measures and residual effects is also included in chapter 9-10 of the ES Volume 1.

Significant Effects

1.54. The likely effects of the Proposed Development have been classified according to their significance.

1.55. Significance is determined as a function of both the scale (magnitude) of change from the existing (baseline) environment and the sensitivity of environmental receptors, such as population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and their inter-relationship between those factors. Chapter 2 of the ES Volume 1, EIA Methodology, describes this process in greater detail.

1.56. This serves as a useful guide for specialists to assess effect significance. Where discipline-specific methodology has been applied that differs from these generic criteria, this has been clearly explained within the relevant ES Chapters Volume 1 (5-8).

2. Proposed Development

Where is the Site

2.1. The Site is located in Manchester City Centre. The Site and wider University campus are located at the heart of Manchester's Oxford Road Corridor, which is a long-established priority location for higher education and a key focus of the City's knowledge economy.

2.2. The Site 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 extant library building to the west, and All Saints Park to the south (the 'Site').

Surrounding Land Uses

2.3. The Site is located within the Manchester Metropolitan University's All Saints Campus.

2.4. East of the site, across Oxford Road, are low-rise buildings containing shops, commercial properties, and residential units above. To the south lies All Saints Park, bordered by various Manchester Metropolitan University buildings, St Augustine's Church, and structures of differing scale and height.

2.5. University buildings and student accommodation are located to the west. To the north, the elevated Mancunian Way runs east-west, beyond which lies the Manchester Metropolitan University John R Dalton Building and the high-density Circle Square development. Circle Square features a mix of commercial, residential (including student accommodation), and food and beverage uses.

2.6. The Site is located within the Hulme Ward, and the Piccadilly Ward is located just to the north on the opposite side of Oxford Road.

What is being proposed?

2.7. 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."

2.8. Table 2 sets out the quantum of the Proposed Development.

Table 2.1: Proposed Quantum

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

What is located on the Site at the moment?

2.9. The Site currently contains a vacant library building, which has reached the end of its economic and usable life. A total of five trees are located within the Site, along the eastern border. Of these, all five trees are in A1 category, which is characterised by trees of high quality and value. For completeness, all trees are to be retained and protected during the works. The application is accompanied by a Tree Survey.

2.10. The Site can currently be accessed via Oxford Road, a key pedestrian, cycle and vehicular route, located immediately adjacent to the east of the Site. A servicing route is located to the north of the Site, which feeds in from Lower and Higher Chatham Street to the south west of the Site. The Site can also be accessed by foot from Lower Ormond Street.

Why is this development coming forward?

2.1. The Site currently comprises the vacant All Saints Library building, a seven storey brick building. The building on site is considered no longer fit for purpose and has been vacant since summer 2024.

What will the redevelopment process involve?

2.2. The proposals comprise the partial demolition of the vacant All Saints Library building and the development of a new University library building and separate educational facility in the remaining library building.

2.3. As mentioned above, the demolition of the current library is subject to a separate planning application and is currently pending determination (application ref. 143943/FO/2025, submitted August 2025). Additionally, a separate planning application for the refurbishment of the retained element of the extant All Saints Library, to create a separate educational building, is to be submitted in early 2026.

2.4. The Site will be secured and surrounded with hoarding throughout the development proposals to ensure public safety and mitigate adverse environmental effects during construction.

Who Has Been Consulted

2.5. Extensive pre-application consultation for this scheme included discussions with MCC's Senior Planning Officers, Highways, and Flood Risk Teams between May and November 2025.

2.6. Engagement also involved the Greater Manchester Archaeological Advice Service (GMAAS) and Greater Manchester Police (Design by Security team), whose advice has been integrated into the proposals. Furthermore, Local Ward Councillors received direct briefings and ongoing updates, and the general public participated in two consultation events, providing opportunities for discussion, queries, and feedback on the Proposed Development.

2.7. Further details are provided in the Planning Statement and Statement of Consultation, which accompany the application. Considerations of any reasonable alternative proposals are set out in Chapter 4 of this ES.

How long will it take?

2.8. Subject to planning permission, the total construction programme will span a period of approximately 3 years.

2.9. The programme has been developed based upon normal working hours in line with MCC guidance of 0730hrs to 1800hrs Monday to Friday and 0800hrs to 1400hrs on Saturday.



Figure 2.1: CGI of Proposed Development viewed north west from Oxford Road (source: Hawkins Brown, Design and Access Statement, 2025)

3. Alternatives and Design Evolution

Introduction

3.1. Regulation 18(3) and Paragraph 2 of Schedule 4 of the EIA Regulations require the Applicants to provide an outline of the main alternatives studied and an indication of the main reasons for the choice made, considering the environmental effects.

3.2. The Proposed Development has been influenced by a range of factors, including location, surrounding land use and input from MCC and other key stakeholders.

3.3. This Chapter reviews the principal land use and siting options explored and the reasoning for the selection of the current design for the Proposed Development which forms the subject of assessment within the ES.

3.4. This Chapter considers the following options in the context of the existing development brief:

- The 'do nothing' alternative where the Proposed Development is not progressed;
- Alternative proposals considered for the Site; and
- the use of 'Alternative Technologies' for the development process.

The "do nothing" Alternative

3.5. The "do nothing" scenario refers to the option of leaving the Site in its current use. The Site is brownfield land in Manchester City Centre. The Site currently contains a vacant library building, which is no longer fit for purpose and therefore has reached the end of its operational life. Additionally, if the proposals for the demolition of the library are consented under application ref. 143943/FO/2025, the Site would constitute a vacant area of developable land.

3.6. The Site and wider University Campus are located at the heart of Manchester's Oxford Road Corridor, which is a long-established priority location for higher education and a principal driver of Manchester's knowledge economy. As such, the area is also important as an economic driver for Manchester and the wider City Region with much of the activity that takes place in the Oxford Road Corridor also being nationally and internationally significant.

3.7. The development of a new library building will provide a dynamic and active library environment, which redefines the role of the library for modern day use, improving the experience of students and staff. The development will align with the key strategies outlined within the University's 'Road 2030' strategic vision, particularly in regard to inclusivity, accessibility, innovation and sustainability, which are not met within the current library design.

3.8. In light of this, the Site forms part of an area identified as a strategic priority for regeneration and redevelopment, the "do nothing" alternative has been discounted.

Consideration of Alternative Locations

3.9. The strategic positioning of the library within the core of the University's All Saints Campus is fundamental to its function and the student experience. As a primary academic resource, a central location ensures optimal accessibility for all students and faculty.

3.10. This minimises travel time, thereby encouraging greater engagement with library services and fostering a robust environment for academic inquiry and research. Such central placement also naturally facilitates interdisciplinary collaboration and provides a readily available hub for both individual and group study, directly supporting academic success across the institution.

3.11. Beyond its immediate campus context, the site's location within the prominent Oxford Road educational corridor significantly enhances its strategic value. This corridor is widely recognised as a key centre for higher education and innovation within Manchester, hosting numerous academic institutions. Placing the library here allows it to both benefit from and contribute to this broader academic ecosystem, facilitating potential collaborations and resource sharing. This reinforces Manchester's standing as a leading educational hub, strengthening the city's overall academic infrastructure and aligning with regional educational objectives.

3.12. The Site is situated within a highly strategic location within the City Centre and is therefore well served by multiple modes of sustainable transportation methods. For instance, the Manchester Oxford Road train station and St Peter's Square Metrolink stops are both located around a ten minute walk from the Site, providing access to a number of locations throughout Greater Manchester and beyond. The Oxford Road Corridor is thought to be one of the busiest bus routes in Europe.

3.13. Fundamentally, the proposed development will result in the enhancement of an existing brownfield site and replace the extant, vacant library, which is ideally located through its physical and functional connections with Manchester Metropolitan University's wider estate.

3.14. As a high-profile gateway site for the Campus, adjacent to an important public space (All Saints Park), the Site lends itself to a proposal of this nature. The proposals ideally located adjacent to Oxford Road which is one of Manchester's principal thoroughfares and a key public transport / active transport corridor. Therefore, this Chapter does not consider that there are any appropriate alternative sites within the context of the planning application.

Consideration of Alternative Uses

3.15. As mentioned above, the Site is strategically located at the heart of the Oxford Road Corridor, within the City Centre and close to both universities campuses, making the Site highly suitable for an educational and library use.

3.16. The proposals do not involve a change of use, relative to the existing building on the Site. The proposed use continues to be entirely appropriate within the context of Manchester Metropolitan University's estate and their ongoing estates programme. It is also consistent with Manchester City Council's regeneration strategy for the area,

3.17. There is no alternative to academic use that would be considered by the University to be appropriate for the site in this context.

Consideration of Alternative Design

3.18. Different scale and massing options have been considered for the Proposed Development, the aim of which is to maximise the suitable use of the Site to create a sustainable, viable scheme and minimise any negative impacts on adjacent land uses and the environment, whilst providing public benefits.

3.19. Hawkins Browns' scheme reflects the optimum scale and massing that sits comfortably in the city scape, stepping down in scale from the Circle Square development to the north, into the lower scale of the University campus.

3.20. The proposals reflect the massing of the existing building, within a similar footprint at ground level. The massing therefore sits well in the context, with a frontage along All Saints Park and Oxford Road, two main pedestrian thoroughfares. The scale and massing of the Proposed Development is in line with the principles of the Oxford Road Corridor.

3.21. The Design and Access Statement sets out the detailed development of the design proposals. As part of this a sequence of building forms, heights and layouts were examined and tested against the accommodation and brief requirements. Throughout this process the scale and proportion of the volumes, and also the relationship between each volume were assessed and evaluated.

Consideration of Alternative Construction and Phasing

3.22. This application represents the construction phase of the new library application only. The wider project adopts a phased approach, commencing with the partial demolition of the existing library (application ref. 143943/FO/2025), followed by the construction of the new nine-storey library (this application), and a separate refurbishment of the retained library element (to be submitted early 2026). This sequencing allows for efficient site utilisation and management of complex works, building upon previous planning applications and strategic campus changes.

3.23. Construction and demolition activities will adhere to an Outline Construction Environmental Management Plan (OCEMP). This includes specific measures such as establishing appropriate delivery routes, scheduling deliveries outside peak hours, and implementing hoarding and fencing to mitigate noise and dust impacts on the surrounding environment and adjacent university operations.

3.24. The chosen construction methodology incorporates strict site operating hours and detailed logistical planning to ensure minimal impact on the highly accessible city centre location, particularly along Oxford Road and near All Saints Park, while ensuring the safe and efficient delivery of materials and removal of waste.

4. Townscape and Visual Impact

What is Townscape and Visual Impact Assessment?

4.1. A Townscape and Visual Impact Assessment (TVIA) is a study that looks at how a proposed development might change the way a town or area looks and feels. It considers the character and appearance of the existing townscape - including buildings, streets, open spaces, and views - and assesses how these might be affected by the new development. The assessment also looks at how visible the development would be from different places, how it might alter key views, and whether it would fit in with its surroundings. Overall, the TVIA helps to understand the potential effects of a project on the appearance and visual quality of the area.

What has been assessed?

4.2. This Chapter of the ES has been prepared by Planit-IE Ltd and assesses the likely Townscape and Visual impacts of the proposals upon the site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.

4.3. This Chapter is accompanied by two technical appendices: Townscape Figures, Baseline & Assessment Tables Appendix 6.1, and Views and Photomontages, Baseline & Assessment Tables Appendix 6.2.

4.4. A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of effects (magnitude) likely to result from the proposed development has been assessment. From this, the overall significance of the identified effects on receptors have been assessed. For the purpose of the Townscape and Visual Impact Assessment, effects of moderate significance and above are considered to be 'significant' in the meaning of EIA Regulations (2017).

4.5. A total of 6 townscape receptors and 7 visual receptors were identified and considered as part of this assessment.

4.6. The components of the townscape which may potentially be affected by the Proposed Development are known as the townscape receptors. These include the characteristics and character of the townscape, and the character and quality (or special qualities) of designated areas. This assessment identified 6 receptors that had the potential to be impacted by direct / local effects from both construction works and in operation. These were Townscape Character, Urban Grain, Building Heights, Movement and Linkages, Environmental Designations and Public Open Space & Site Character.

4.7. Likely visual effects have been identified with reference to interactions between the Proposed Development and potentially sensitive visual receptors. A total of 7 viewpoints were identified around the Site and local townscape.

What is the effect of the Proposed Development on Townscape and Visual Impact?

Mitigation Proposed

4.8. Mitigation measures with relevance to townscape and views that are included in the 'Outline Construction Management and Phasing Plan' and include a range of measures from site management, traffic management and construction phasing and Site security that aim to reduce environmental impacts on the surrounding area.

4.9. Forms of mitigation embedded within the operational phase are described in detail in the Design and Access Statement that accompanies this application. The Proposed Development has been developed in accordance with good design principles which avoids, reduces or offsets potential effects on the townscape and views. The key principles relevant to the purposes of this report included architectural design of the Proposed Scheme and rationale for its massing and form, materiality of the façade to form a landmark new structure and landscape treatments to areas of public realm around it.

4.10. Given the nature of the iterative design process leading to the extent of embedded mitigation into the design, the requirement for supplementary mitigation is limited and focused on the implementation of good site management, maintenance and housekeeping.

Townscape Effects

4.11. There were no 'significant' townscape effects identified during the construction or operational phases. This reflects the relatively low sensitivity of townscape receptors in the study area and level of changes occurring within the Site. During construction all effects are predicted to be adverse due to the demolition of the existing building and the impact of construction works on the local area, but no greater than minor level of effects, which are all temporary and limited to the short-term period.

4.12. During operation, all townscape effects are assessed as experiencing beneficial effects, as the Proposed Development will transform the Site to a high-quality new university faculty building and local level landmark with an enhanced public realm to its edges. However, none of these effects are likely to be considered 'significant'.

Visual Effects

4.13. Three 'significant' moderately adverse visual effects are assessed during the construction period (Views 1, 2 & 4). This reflects the sensitivities of the aforementioned views and likely impact of construction works on their respective characters and amenities, but only temporary and limited to the short-term period. The remaining views are assessed as minor adverse or neutral, and therefore not considered to be 'significant'.

4.14. During the operational stage no views were assessed as having adverse effects. Two views (Views 1 & 4) were assessed as having 'significant' moderately beneficial effects, as the Proposed Development will likely notably enhance the character and amenity of these views. The remaining views are assessed as minor beneficial or neutral, and therefore not considered to be 'significant'.

4.15. It is noted that due to the timing of the application and assessment, views and baseline photography was undertaken during early October 2025 where trees were in still in full leaf and offering the maximum potential screening to both construction activities and the proposed new building. This does not represent the 'worse case' scenario that is required within the GLVIA guidelines. Where this had the potential to affect the assessed effects and significance it was noted in the assessment tables. However, it was not considered that the reduction in the canopy would have caused the assessed significance of the views to have changed for any of the receptors.

5. Wind Microclimate Non-Technical Summary

What is Wind Microclimate?

5.1. A quantitative assessment of wind effects has been undertaken to compare the baseline conditions (existing site in existing surroundings) with those of the Proposed Development in existing surroundings based on wind data local to the site. Introducing a new development can cause beneficial, adverse, or negligible wind effects and the purpose of this study is to evaluate these.

What has been assessed?

5.2. A quantitative study has been undertaken to predict and analyse wind conditions for the Proposed Development by means of Computational Fluid Dynamics modelling.

5.3. The Lawson Comfort Criteria (LCC) have been used as the benchmark to describe the current and impact of the Proposed Development on the environmental wind conditions for the identified pedestrian spaces. The suitability of the planned activities on the site has been determined based on threshold wind speeds and related exceedance probability.

5.4. The wind microclimate assessment has been carried out for both the annual and seasonal summer and winter conditions.

What is the effect of the Proposed Development on Wind Microclimate?

5.5. Overall, mild wind conditions are expected on and in the vicinity of the Site, which are suitable for the intended pedestrian activities. In summary:

Construction

5.6. Construction effects are expected to be variable and temporary.

5.7. The provision of construction hoardings will likely cause negligible to small beneficial changes to wind conditions within and in proximity to the construction site.

Operation

5.8. Wind conditions on the Site are likely to be suitable for the intended pedestrian activities. The summer wind conditions on the Site are not expected to be affected by the Proposed Development.

5.9. The introduction of the Proposed Development is expected to result in slightly windier winter conditions near the southeast corner, but these remain suitable for the pedestrian uses. Besides this corner, comfort conditions along the pedestrian thoroughfares are expected to be up to three categories better than the intended use.

5.10. Wind effects at all seating and standing areas (including main entrance, other entrance doors and cycle parking) are found to be negligible to minor/moderate beneficial.

5.11. The wind conditions at the existing adjacent All-Saints Park and Oxford Road bus stops are not expected to be altered by the Proposed Development.

Residual Effects

5.12. The assessment shows that no mitigation measures are necessary, and therefore no further mitigation scenarios were tested.

Cumulative Effects

5.13. The assessment also considers the combined impact of the Proposed Development with cumulative schemes in the area (i.e. in future surroundings). It concludes that the cumulative effects on the wind microclimate are likely to be negligible.

6. Climate Change

Introduction

6.1. The climate change ES chapter assesses the likely environmental effects of greenhouse gas (GHG) emissions associated with the Proposed Development. The chapter and supporting appendix also provide an assessment of climate change resilience, which has been undertaken in the form of a Climate Change Risk Assessment (CCRA).

6.2. The assessments have been undertaken in line with the Institute of Environmental Assessment and Management (IEMA) Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance 2nd Edition (IEMA, 2022) and the IEMA EIA Guide to Climate Change Resilience and Adaptation (IEMA, 2020) respectively.

Climate Change Resilience

6.3. Climate hazards and hazards exacerbated by climate change of relevance to the proposed development have been identified and the associated risks have been assessed, based on the probability of an event occurring and the consequence, if it did occur. Mitigation measures have been identified for risks where required, and with the appropriate mitigation measures in place, the risk ratings have been reduced.

6.4. The assessment has concluded that, with the incorporation of the proposed mitigation, the residual risks related to climate change are in line with typical expectations for urban developments of this nature in the UK. Nevertheless, due to the nature of many hazards exacerbated by climate change, some level of residual risk remains.

Greenhouse Gas Emissions

6.5. During the construction stage of the Proposed Development, GHG emissions associated with the following sources have been assessed:

- Material extraction, transportation and manufacturing of construction products; and
- Product delivery to site and the installation process.

6.6. The total GHG emissions associated with the construction of the Proposed Development have been calculated to be approximately 6.588.31 tonnes of carbon dioxide equivalent (tCO_2e) during the worst case (non-decarbonised) scenario.

6.7. During the operational and end-of-life stages of the Proposed Development, GHG emissions associated with the following sources have been assessed:

- Embodied carbon for the operation of the built asset over its entire lifecycle, from practical completion to the end of its service life, including use, maintenance, repair, refurbishment and replacement;
- GHG emissions associated with operational energy use;
- GHG emissions associated with operational water consumption;
- GHG emissions associated with vehicle movements during the operational phase; and
- Embodied carbon associated with the development and assembly of the proposed development at the end of its life.

6.8. The total GHG emissions associated with the operation of the Proposed Development and its end-of-life have been calculated to be approximately 58,947.31 tonnes of carbon dioxide equivalent (tCO_2e) during the worst case (non-decarbonised) scenario.

6.9. The Proposed Development's GHG emissions have been considered in the context of the UK national carbon budgets, Tyndall Centre recommended energy-only carbon budgets for Manchester City and Logika carbon budgets for Manchester City. It is considered that the Proposed Development is unlikely to have a material impact on the ability to meet these national or regional carbon budgets.

6.10. Considering the proposed embedded mitigation, it is considered that the Proposed Development is consistent with applicable existing and emerging net zero policy requirements for projects of this type during the construction, operational and end-of-life stages. Therefore, in line with the IEMA GHG Guidance, minor adverse effects are anticipated. These effects are considered not significant.

7. Availability of Environmental Statement

7.1. The ES is available for public viewing online via MCC's Public Access website, and during normal office hours at the following address:

Planning Department
Manchester City Council
Town Hall
Manchester
M2 5DB

7.2. The ES may be purchased in volumes, the costs for which are set out below:

Non-Technical Summary - £15
Volume 1: ES Main Text & Figures - £150
Volume 2: ES Appendices - £150

7.3. For copies of any of the above please contact the Manchester Metropolitan University All Saints Library team at Deloitte:

MMU All Saints Library – Planning and EIA
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100 Embankment,
Cathedral Approach,
Manchester,
M3 7FB

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