

30 January 2026

FAO Michael Pearson

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Michael,

All Saints West Refurbishment, Manchester Metropolitan University, Manchester – Full Planning Application

Please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the refurbishment of Manchester Metropolitan University's All Saints West ('the Site').

The Site measures approximately 0.16 hectares and is bound by the University's vacant All Saints Library building to the east, by the Faculty of Business and Law to the west, the Sandra Burslem building to the north and All Saints Park to the south. The Applicant is Manchester Metropolitan University.

Description of Development

A Full Planning Application is being submitted for the refurbishment of a portion of the retained All Saints Library to create a new educational facility within the All Saints Campus in Manchester City Centre. The Proposed Development is described as follows:

"Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), plus the erection of a new associated four-storey staircore and other associated works."

The Site is subject to a planning application (ref. 143943/FO/2025), submitted August 2025 for:

"Full Planning Permission for partial demolition, temporary weatherproofing and associated works at Manchester Metropolitan University's All Saints Library."

Application Documentation

The following documents are submitted with this Application:

Document	Prepared by
Application Forms	Deloitte
Covering Letter	Deloitte
Planning Statement (including a summary of consultation)	Deloitte
Architectural Plans and Drawings	Hawkins Brown
Design and Access Statement	Hawkins Brown
Landscaping Strategy	Planit
Landscaping Plan and Drawings	Planit
Lighting Statement	Buro Happold
Outline Construction Management Plan and Waste	Eric Wright
Biodiversity Net Gain Report and Ecological Assessment	Tyler Grange
Waste Strategy including Proforma	Manchester Metropolitan University
Sustainable Travel Plan	Manchester Metropolitan University
Environmental Standards Statement and Energy Statement	Buro Happold
Ground Conditions and UXO	Buro Happold
Noise Impact Assessment	Buro Happold
Drainage and Flood Risk Assessment Covering Note	Buro Happold

Application Fee

The Application has been submitted via the Planning Portal (ref. PP-14556584). Payment of the planning application fee in the sum of £681 (inc. VAT) has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee. I look forward to written confirmation of receipt and registration of this application.

If there are any points of clarification required, please do not hesitate to contact Katie Wray ([REDACTED]) or Eleanor Scrafton ([REDACTED]).

Kind regards,

Deloitte LLP

Deloitte LLP

Architectural Plans and Drawings

Drawing Reference Number	Drawing Name
103040-HBA-XX-XX-DR-A-080000	Site Location Plan
103040-HBA-XX-XX-DR-A-080001	Existing Site Plan
103040-HBA-XX-XX-DR-A-080002	Proposed Site Plan
103040-HBA-XX-XX-DR-A-080003	Planning Context Plan
103040-HBA-YY-00-DR-A-080100	Proposed GA Plan - Level 00
103040-HBA-YY-01-DR-A-080101	Proposed GA Plan - Level 01
103040-HBA-YY-02-DR-A-080102	Proposed GA Plan - Level 02
103040-HBA-YY-RF-DR-A-080103	Proposed GA Plan - Roof
103040-HBA-YY-PR-DR-A-080104	Proposed GA Plan - Parapet
103040-HBA-XX-XX-DR-A-080195	Proposed Waste Management Strategy Plan
103040-HBA-YY-ZZ-DR-A-080200	Proposed GA - North & West Elevation
103040-HBA-YY-ZZ-DR-A-080201	Proposed GA - East Elevation
103040-HBA-YY-ZZ-DR-A-080202	Proposed GA - South Elevation
103040-HBA-YY-ZZ-DR-A-080300	Proposed GA - Section AA
103040-HBA-YY-ZZ-DR-A-080301	Proposed GA - Section BB
103040-HBA-YY-ZZ-DR-A-080302	Proposed GA - Section CC
103040-HBA-XX-ZZ-DR-A-080350	Proposed - Bay Studies A and B
103040-HBA-XX-ZZ-DR-A-080351	Proposed - Bay Studies C and D
103040-HBA-XX-XX-DR-A-080950	VMU Scoping
103040-HBA-XX-XX-RP-A-080400	Design & Access Statement

Landscaping Plans and Drawings

Drawing Reference Number	Drawing Name
103040-PLA-ZZ-XX-RP-L-0002	Design and Access Statement
103040-PLA-XX-XX-DR-L-0001	General Arrangement Plan
103040-PLA-XX-XX-DR-L-1001	Hardworks
103040-PLA-XX-XX-DR-L-1002	Kerbs & Edges
103040-PLA-XX-XX-DR-L-2000	Softworks
103040-PLA-XX-XX-DR-L-2001	Tree Planting Plan
103040-PLA-XX-XX-DR-L-2002	Soils & Tree Pits
103040-PLA-XX-XX-DR-L-3000	Levels & Drainage
103040-PLA-XX-XX-DR-L-4000	Furniture