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03 December 2025

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

Dear Jennifer,

All Saints Library, 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 redevelopment of Manchester Metropolitan University Library ('the Site').

The Site measures approximately 0.6 ha, and is bound by Oxford Road to the east, by the Mancunian Way to the north, Manchester Metropolitan University's Faculty of Business and Law to the west, and All Saints Park to the south. The Applicant is Manchester Metropolitan University.

Description of Development
A Full Planning Application is being submitted for an educational-led library development off Oxford Road in Manchester City Centre. The Proposed Development is described 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."

This application is submitted subsequently, and in addition to, the planning application (ref: PP-14240412), submitted in 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:

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Document	Prepared by
Application Forms and Notices	Deloitte
Covering Letter	Deloitte
Planning Statement including the Green and Blue Infrastructure Statement	Deloitte
Plans and Drawings (see full list in Appendix A)	Hawkins Brown
Design and Access Statement including: • Landscaping Strategy • Delivery and Servicing Strategy • Signage Strategy • Operating Schedule/Management Strategy	Hawkins Brown
Statement of Community Involvement	Deloitte
Heritage Statement	Deloitte
Archaeological - Letter of Confirmation	GMAAS
Preliminary Ecological Appraisal	Tyler Grange
Arboricultural Assessment	Amenity Tree
Biodiversity Net Gain Assessment.	Tyler Grange
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
Environmental Standards Statement	Buro Happold
Energy Statement /Net Zero Carbon Strategy	Buro Happold and Hawkins Brown
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
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
Volume 3: Non-Technical Summary	
Non-Technical Summary	Deloitte

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Application Fee

The Application has been submitted via the Planning Portal (ref. PP-14425858). Payment of the planning application fee in the sum of £37,140.00 (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 [redacted] and / or [redacted]).

Kind regards

[redacted]

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Appendix A: Plans and Drawings

Drawing Reference Number	Drawing Name
Architectural	
1350B-HBA-SW-XX-DR-A-080010	Site Location Plan
1350B-HBA-SW-XX-DR-A-080020	Existing Site Plan
1350B-HBA-SW-XX-DR-A-080030	Proposed Site Plan
1350B-HBA-XX-00-DR-A-080110	General Arrangement Plan – Level 00
1350B-HBA-XX-M0-DR-A-080111	General Arrangement Plan – Level M1
1350B-HBA-XX-01-DR-A-080112	General Arrangement Plan – Level 01
1350B-HBA-XX-02-DR-A-080113	General Arrangement Plan – Level 02
1350B-HBA-XX-03-DR-A-080114	General Arrangement Plan – Level 03
1350B-HBA-XX-04-DR-A-080115	General Arrangement Plan – Level 04
1350B-HBA-XX-05-DR-A-080116	General Arrangement Plan – Level 05
1350B-HBA-XX-06-DR-A-080117	General Arrangement Plan – Level 06
1350B-HBA-XX-07-DR-A-080118	General Arrangement Plan – Level 07
1350B-HBA-XX-RF-DR-A-080119	General Arrangement Plan – Main Roof
1350B-HBA-XX-ZZ-DR-A-080200	Proposed North Elevation
1350B-HBA-XX-ZZ-DR-A-080201	Proposed East Elevation
1350B-HBA-XX-ZZ-DR-A-080202	Proposed South Elevation
1350B-HBA-XX-ZZ-DR-A-080203	Proposed West Elevation
1350B-HBA-XX-ZZ-DR-A-080300	Proposed Section AA
1350B-HBA-XX-ZZ-DR-A-080301	Proposed Section BB
1350B-HBA-XX-ZZ-DR-A-080350	Bay Study A
1350B-HBA-XX-ZZ-DR-A-080351	Bay Study B
Landscaping	
1350B-PLA-XX-XX-DR-L-000001	General Arrangement
1350B-PLA-XX-XX-DR-L-001001	Hardworks

1350B-PLA-XX-XX-DR-L-001002	Kerbs & Edges
1350B-PLA-XX-XX-DR-L-002001	Softworks
1350B-PLA-XX-XX-DR-L-002004	Soils & Tree Pits
1350B-PLA-XX-XX-DR-L-003001	Levels & Drainage
1350B-PLA-XX-XX-DR-L-004001	Furniture
1350B-PLA-XX-XX-DR-L-004002	Lighting
1350B-PLA-XX-XX-M2-L-000001	General Arrangement
30411-PLA-ZZ-XX-RP-0012-02	Design and Access Statement