MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
C/o Agent

Agent (if used)

Eleanor Scrafton
Deloitte LLP
100 Embankment
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Erection of new part 7-storey and part 9-storey library building (Use Class F1), with associated public realm, access and servicing arrangements, and other associated works.

Location: All Saints Campus, Oxford Road, Manchester, M15 6BH

Date of application: 30 January 2026

Application number: 144697/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 1350B-HBA-SW-XX-DR-A-080010 Rev P2: Site Location Plan (Received 30/01/2026)
- 1350B-HBA-SW-XX-DR-A-080030 Rev P1: Proposed Site Plan
- 1350B-HBA-XX-00-DR-A-080110 Rev P1: General Arrangement Plan - Level 00
- 1350B-HBA-XX-M0-DR-A-080111 Rev P1: General Arrangement Plan - Level M0
- 1350B-HBA-XX-01-DR-A-080112 Rev P1: General Arrangement Plan - Level 01
- 1350B-HBA-XX-02-DR-A-080113 Rev P1: General Arrangement Plan - Level 02
- 1350B-HBA-XX-03-DR-A-080114 Rev P1: General Arrangement Plan - Level 03
- 1350B-HBA-XX-04-DR-A-080115 Rev P1: General Arrangement Plan - Level 04
- 1350B-HBA-XX-05-DR-A-080116 Rev P1: General Arrangement Plan - Level 05
- 1350B-HBA-XX-06-DR-A-080117 Rev P1: General Arrangement Plan - Level 06
- 1350B-HBA-XX-07-DR-A-080118 Rev P1: General Arrangement Plan - Level 07
- 1350B-HBA-XX-RF-DR-A-080119 Rev P2: General Arrangement Plan - Main Roof (Received 02/02/2026)
- 1350B-HBA-XX-ZZ-DR-A-080200 Rev P1: Proposed North Elevation
- 1350B-HBA-XX-ZZ-DR-A-080201 Rev P1: Proposed East Elevation
- 1350B-HBA-XX-ZZ-DR-A-080202 Rev P1: Proposed South Elevation
- 1350B-HBA-XX-ZZ-DR-A-080203 Rev P1: Proposed West Elevation
- 1350B-HBA-XX-ZZ-DR-A-080300 Rev P1: Proposed Section AA
- 1350B-HBA-XX-ZZ-DR-A-080301 Rev P1: Proposed Section BB
- 1350B-HBA-XX-ZZ-DR-A-080350 Rev P1: Bay Study A
- 1350B-HBA-XX-ZZ-DR-A-080351 Rev P1: Bay Study B
- 1350B-PLA-XX-XX-DR-L-000001 Rev P08: General Arrangement
- 1350B-PLA-XX-XX-DR-L-001001 Rev P04: Hardworks
- 1350B-PLA-XX-XX-DR-L-001002 Rev P04: Kerbs & Edges
- 1350B-PLA-XX-XX-DR-L-002001 Rev P05: Softworks
- 1350B-PLA-XX-XX-DR-L-002004 Rev P04: Soils & Tree Pitts
- 1350B-PLA-XX-XX-DR-L-003001 Rev P06: Levels & Drainage
- 1350B-PLA-XX-XX-DR-L-004001 Rev P04: Furniture
- 1350B-PLA-XX-XX-DR-L-004002 Rev P02: Lighting

Documents

- Covering Letter (Prepared by Deloitte; Dated 03/12/2025)
- Covering Letter (Prepared by Deloitte; Dated & Received 30/01/2026)
- Design and Access Statement (Prepared by Hawkins Brown; Report reference 30411-PLA-ZZ-XX-RP-0012-02 P01; Dated 02/12/2025)
- Daylight, Sunlight, Overshadowing Report (Prepared by Buro Happold; Report Reference 1350B-BHE-XX-XX-RP-YS-200001; Dated 02/12/2025)
- Heritage Statement (Prepared by Deloitte; Dated December 2025)
- Archaeological - Letter of Confirmation (Prepared by Greater Manchester Archaeological Advisory Service; Dated 25/08/2023)
- Flood Risk Assessment (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-W-200000 Revision P02; Dated 14/11/2025)
- Drainage Strategy (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-X-200001 Revision P02; Dated 21/11/2025)
- Biodiversity Net Gain Assessment (Prepared by Tyler Grange; Report reference 13126_R08a; Dated 27/11/2025)
- Habitat Management and Monitoring Plan (Prepared by Planit; Report reference 3041.1-PLA-ZZ-XX-RP-L-0012-03-03-MMU-HMMP Revision P03; Dated 17/12/2025; Received 17/12/2025)

o Ground Conditions Planning Documentation (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-G-200001; Dated 28/10/2025)
o Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026)
o Air Quality Assessment (Prepared Buro Happold; 1350B-BHE-XX-XX-RP-AQ-200001 Revision P02; Dated 19/11/2025)
o Building Access & Security Management Strategy (Prepared by Manchester Metropolitan University; Dated November 2025)
o Crime Impact Statement (Prepared by Greater Manchester Police; Report reference 2020/0187/CIS/02 Version A; Dated 28/11/2025)
o Photograph Schedule of Condition (Prepared by Intega; Dated November 2025)
o Energy and Carbon Statement (Prepared by Buro and Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200003 Revision P02; Dated 20/11/2025)
o Environmental Standards Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200002 Revision P02; Dated 19/11/2025)
o External Lighting Strategy (Reference 1350B-BHE-XX-XX-RP-M-200002; Prepared by Buro Happold; Dated 18/11/2025)
o Planning Statement (Prepared by Deloitte; Dated December 2025)
o Schedule of Condition (Prepared by Intega; Dated November 2025)
o Statement of Consultation (Prepared by Deloitte; Dated December 2025)
o Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated 25/11/2025)
o Utilities Statement (Prepared by Buro Happold; Report reference 1350B-BHE-XX-XX-DN-M-200003 Revision P02)
o Ventilation Statement (Prepared by Buro Happold; Report reference 1350b-bhe-xx-xx-rp-m-200001 Revision P01; Dated 03/11/2025)
o Sustainable Travel Plan 2023-230 (Prepared by Manchester Metropolitan University)
o Transport Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-TP-200020 Revision P03; Dated 02/12/2025)
o Arboricultural Assessment (Prepared by Amenity Tree; Dated 07/08/2025)
o Arboricultural Method Statement (Prepared by Amenity Tree; Dated 07/08/2025)
o Tree Survey and Constraints Report (Prepared by Amenity Tree; Dated 07/08/2025)
o Outline Construction Management Plan and Waste (Prepared by Turner and Townsend)
o Noise and Vibration Mitigation Measures Community Consultation (Prepared by KIER; Dated 30/01/2026; Received 02/02/2026)
o Waste and Management Strategy (Prepared by Manchester Metropolitan University; Dated 28/11/2025)
o Waste Management Proforma
o Environmental Statement: Non-Technical Summary (Dated December 2025) Environmental Statement Volume 1 (Prepared by Deloitte; Dated December 2025)
o - Construction Management, prepared by Turner and Townsend
o - Townscape and Visual Impact, prepared by Virtual Planit
o - Verified Views, prepared by Virtual Planit
o - Window Microclimate, prepared by Buro Happold
o - Climate Change, prepared by Buro Happold
o - Air Quality, prepared by Buro Happold
o - Noise and Vibration Chapter, prepared by Buro Happold

All stamped as received by the Local Planning Authority on the 08/12/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Within six months of the commencement of the development hereby approved, the following shall be submitted for approval in writing by the Local Planning Authority:

i. samples and specifications of all materials to be used on all external elevations of the building hereby approved, including window and door detail, and sample panel (see limb ii and iii);
ii. drawings to illustrate details of full sized sample panels that will be produced; and
iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the Outline Construction Environmental Management Plan (OCEMP) as received by the Local Planning Authority on 8/12/2025, prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality:
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- Dust suppression measures;
- Compound locations where relevant;
- Sheeting over of construction vehicles;
- Measures to control noise and vibration;
- Community consultation strategy;
- Measures to mitigate risks from falling objects impacting highway users during construction;
- Confirmation of clearance distances resulting from proposed protective tree fencing along Oxford Road.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details, which shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

6) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

7) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

8) a) Notwithstanding the indicative landscaping details shown on drawing no. 1350B-PLA-XX-XX-DR-L-002001 Revision P05 and 1350B-PLA-XX-XX-DR-L-002004 Revision P04 (Both stamped as received on 08/12/2025), prior to the commencement of the development, a programme for the submission of final details of the public and private

realm works shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

I. Details of the proposed hard landscape materials;
II. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
III. Details of the proposed tree species within the public and private realm including proposed size, species and planting specification including tree pits and design;
IV. Details of the proposed street furniture including seating, bins and lighting;
V. Details of any external steps and handrails;
VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.

The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 5 of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the Local Planning Authority. This shall include:

o A finalised drainage layout showing all components, outfalls, levels and connectivity.
o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
o Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. A discharge rate of no greater than 11l/s is acceptable.
o Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. Hydraulic calculations must correspond with the finalised drainage layout for cross-referencing.
o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

10) Prior to the first occupation/use of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 9, shall be submitted for approval in writing by the Local Planning Authority. Those details shall include:

o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 9.
o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

11) Prior to the commencement of the development, and not withstanding the approved plans listed within condition two of this development, final details and material samples for the window reveals and window framing of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The approved material shall also be included within the material samples that shall be used to discharged condition 3 of this permission.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) Prior to the commencement of any works in relation to the external plant space and associated boundary treatment, that shall house the transformer room and HV intake, as shown on drawing nos.1350B-HBA-XX-00-DR-A-080110 Rev P1, 1350B-HBA-XX-ZZ-DR-A-080203 Rev P1 and 1350B-HBA-XX-ZZ-DR-A-080200 Rev P1 (All stamped as received on 08/12/2025), hereby approved, final design and material details, including material samples, of this aspect of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

13) No works to trees or shrubs shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

14) a) The development shall be carried out in accordance with the Crime Impact Statement (Reference 2020/0187/CIS/0, Version A; Prepared by Design for Security at Greater Manchester Police) stamped as received by the Local Planning Authority, on 08/12/2025.

b) The development hereby approved shall not be occupied or used until the Local Planning Authority has acknowledged in writing that it has received written confirmation that the development has achieved a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) a) External lighting shall be installed in accordance with the submitted External Lighting Strategy (Reference 1350B-BHE-XX-XX-RP-M-200002; Prepared by Buro Happold; Received 8/12/2025). The approved scheme shall be implemented prior to the first use of the development hereby approved.

b) Prior to occupation of the development a verification report shall be required to be submitted to and approved in writing by the Local Planning Authority in order to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

16) a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment (Prepared by Buro Happold; Document Reference 1350B-BHE-XX-XX-RP-AQ-200001 Revision P02; Dated 19/11/2025; Received 08/12/2026).

b) Prior to the first use of the development, any agreed mitigation measures shall be implemented and verified as such in writing by the local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

17) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026). The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

b) Prior to the first use of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

18) a) Notwithstanding the Ground Conditions Planning Document: 1350B-BHE-XX-XX-RP-G-200001 Revision P02 and the Geoenvironmental Desk Study Report by Buro Happold (ref. 1044B-BHE-XX-XX-RP-CG-000001 dated 26 October 2023) stamped as received by the Local Planning Authority, on the 8 December 2025, before the development hereby approved commences, the following information shall be submitted for approval in writing by the Local Planning Authority:

- Submission of site investigation proposals;
- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

This is to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

19) Any soils imported for use in the landscaped area hereby approved, shall be validated as suitable for use and a minimum of 450mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to the first occupation of the development, a post completion report shall be submitted to and approved in writing by the Local Planning Authority that shall provide evidence of this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to DM1 and EN18 of the Core Strategy.

20) a) The development shall proceed in accordance with the submitted Photographic Schedule of Condition for the local highway network surrounding the application site (Prepared by Intega; Received by the Local Planning Authority on 08/12/2025).

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the replacement library scheme.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

21) Prior to the first use of the premises, a signage strategy for all external signs and outward facing internal signage, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and be adhered to for its lifetime.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) Prior to the first use of the development, details of any roller shutters to the ground floor shall be submitted for approval in writing by the Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use the development and thereafter be retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) 22) Prior to the commencement of any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority in accordance with drawing nos.1350B-PLA-XX-XX-DR-L-000001 Rev P08 (Received 08/12/2025).

This shall include the following:

- Resurfacing works along Oxford Road
- Amendments/new TROs to surrounding streets.
- Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- Removal/replacement of directional signage
- Details of pick up/drop off points
- Provision of street trees

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

24) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the photovoltaic panels to the property's roof (including cross sections) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

25) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Biodiversity Net Gain Report (Prepared by Tyler Grange; Report Reference 13126_R08a_MF; Received 08/12/2025).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site shall be submitted for approval in writing by the Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the library use hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) Notwithstanding the TV reception survey prepared by GTech: Issue 1.0 as received by the Local Planning Authority on 8/12/2025, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

27) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end uses, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the Local Planning Authority. Any Local Benefit Proposal approved by the Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

28) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (Reference 1350B-BHE-XX-XX-RP-YS-200002 Revision P02; Prepared by Buro Happold) stamped as received by the Local Planning Authority on 08/12/2025.

A post construction review statement shall be submitted for approval, within three months of the practical completion of the development, to the Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

29) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the local planning authority within 6 months of the building hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

30) The development hereby approved shall be carried out in accordance with the Transport Statement: 1350B-BHE-XX-XX-RP-TP-200020 Revision P03 (Prepared by Buro Happold; Dated 02/12/2025) and Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University) both received by the Local Planning Authority, on the 08/12/2025.

In this condition a Travel Plan means a document which includes:
I. the measures proposed to be taken to reduce dependency on the private car by those living at the development;
II. a commitment to surveying the travel patterns of students/staff during the first three months of the first use of the building and thereafter from time to time
III. mechanisms for the implementation of the measures to reduce dependency on the private car
IV. measures for the delivery of specified Travel Plan services
V. a commitment to providing improved and increased cycle storage facilities on site
VI. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Any Travel Plan which has been approved by the Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

31) The number of cycle spaces across the entire campus shall be reviewed annually as part of the travel plan requirements of condition 30 of this planning permission (commencing from the date of this permission). The site-wide survey shall be completed within 7 days of each annual review date and the results of the survey, reflecting the overall campus provision and demand, shall be provided to the Local Planning Authority within 7 days thereafter. Any additional cycle spaces identified as necessary to meet demand across the site as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

33) The development shall be implemented in accordance with the submitted Waste and Recycling Storage and Disposal Plan: EXTFM LTP Version 1 (Prepared by Manchester Metropolitan University; Received 8/12/2025), and the submitted Waste Proforma (Received 8/12/2025). The details of the approved scheme shall be implemented as part of the development and shall remain in situ and be adhered to for its lifetime.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

34) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours for the lifetime of the development:

- Monday to Saturday: 7:30 - 20:00
- No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

35) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

36) All external doors of the development hereby approved shall open away from the public highway.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

37) The premises shall be used for Class F1 (a), (b), c) and (d) and for no other purpose (including any other purpose within Class F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

38) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

39) All windows, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

40) No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

41) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work" and shall be in accordance with the Arboricultural Method Statement (Prepared by Amenity Tree; Received 08/12/2025).

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

42) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans, drawing no.1350B-PLA-XX-XX-DR-L-002004 Revision P04 (Received 08/12/2025) and Arboricultural Impact Assessment (Prepared by Amenity Tree; Dated 07/08/2025; Received 08/12/2025); and paragraphs (a) and (b) below shall have effect until the expiration of the period of time covered by the approved habitat management and monitoring plan secured by condition 5 of this permission.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and

particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

43) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no telecommunications infrastructure, masts nor satellite dishes shall be mounted/installed on the building other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-andobstacle-notification/Crane-notification/

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat

arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: Licensing - https://www.manchester.gov.uk/online-directories/licences-and-permissions-directories/licensing/highways-and-pavements/permission-to-work-on-the-highways#:~:text=Summary,hybrid%20Section%20278%2F38%20agreement.

Highways recommend that the applicant discusses/progresses the stopping-up proposals with Highways Road Information Searches Team on roadinformationsearches@manchester.gov.uk

The applicant is advised to contact highways.structures@manchester.gov.uk as soon as possible. It should be noted that additional structural drawings and calculations may be required for checking which would be subject to additional fees.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Following any planning approval, the applicant will be required to enter into Section 278 Agreement for the agreed highway alterations which will require agreement/technical approval with MCC's Highways Statutory Approvals Teams and TfGM (to be conditioned with any approval). The proposed works will also be subject to detailed design on a commission to TfGM (UTC). Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents.

It is expected that all modifications/improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The Council seeks use of a standard palette of materials for footway and carriageway construction. For alternatives of a higher standard, a commuted sum (for nonstandard highway material and its maintenance) will need to be agreed between MCC and the applicant. A commuted sum will also be required for ongoing maintenance of any tree/shrub planting implemented within the adopted highway.

Date: 8 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026