MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 144697/FO/2025 |
| **Date registered valid:** | 30 January 2026 |
| **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. |
| **Address:** | All Saints Campus, Oxford Road, Manchester, M15 6BH |
| **Ward(s):** | Hulme Ward |
| **Applicant:** | Manchester Metropolitan University |
| **Agent (if any):** | Eleanor Scrafton Deloitte LLP |
| **Case officer:** | Michael Pearson<br>Tel: 0161 219 2735<br>Email: michael.pearson@manchester.gov.uk |
| **Recommendation:** | Minded to approve subject to signing of section 106 agreement. |

**Date of recommendation:** 08/04/2026

**Application details**

**Type of application:** Full Application Consent

**Development type:** Major Other

**Date of site visit:**

**Standard consultations:**
Printed: 12 December 2025 Expired: 5 January 2026

**Neighbour notifications**
Printed: 12 December 2025 Expired: 5 January 2026

**Site notice**
Posted: 19 December 2025 Expired: 18 January 2026

**Press advert**
Published: 16 December 2025 Expired: 15 January 2026

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The application relates to the All Saints Library site within the Manchester Metropolitan University Campus, with it being bound by Mancunian Way, Oxford Road, All Saints Park and MMU's Law Building. The Library is a part three to part five storey flat roof red brick building, that is currently in the process of being demolished, with the works being approved under permission 143943/FO/2025. There is pedestrian access to the south and east off of Lower Ormond Street/All Saints Park and Oxford Road. Vehicular access to the site is available beneath the Mancunian Way. The site is in Flood Zone 1 and a critical drainage area. The Air Quality Management Area (AQMA) is on Oxford Road and the Mancunian Way.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

**Description of area**

The neighbouring area forms that of the Oxford Road Corridor, an extension of Manchester City Centre that provides access to its heart and that of the neighbouring university campuses. Built development along the corridor varies significantly in age, design and scale, with larger tower blocks in the form of Circle Square being situated to the north of where the Mancunian Way crosses over Oxford Road, with mid to low rise development then being present to the south. All Saints Park, a notable public park, features to the south of the site. Neighbouring uses within the locality comprise of buildings in educational uses, that then form part of Manchester Metropolitan's university campus, other uses then include commercial Class E retail uses, hot food take away uses, as well as drinking establishments (Sui Generis). Residential development is then present

within the upper floors of a high number of buildings that line Oxford Road, as well as to the southwest of the application site along Higher Cambridge Street.

**Description of development**

The proposal seeks consent for the erection of a part seven storey and part nine storey library building (Use Class F1), with associated public realm enhancement, including hard and soft landscaping measures.

The building would occupy the position of the existing All Saints Library, with it being a part seven storey building, with recessed nine storey element with rooftop plant zone and photovoltaic panels (PV) array.

Servicing, back-of-house and waste collections would take place from the access road beneath the Mancunian Way. The existing bin store under the Mancunian Way would be retained, with the capacity increased by 7.8%.



*Proposed floor plan showing the library with surrounding public realm improvements*

The proposal would have a reduced footprint to the existing All Saints Library, allowing for increased provision of public realm and a pedestrian through route between All Saints Library and the MMU John Dalton Building to the north of the Mancunian Way. The ground floor would be single storey, be partially recessed, feature a mezzanine, and externally would have a two storey glazed façade, which would provide a street presence. The main entrance to the building would be off of All Saints Park, with secondary fire escapes being accessed from Oxford Road, and the aforementioned newly created pedestrian through route. A service entrance would be located on the rear elevation of the property.

The ground floor would include a welcome desk, café counter, open library space, WCs, storeroom, electrical switch room, life safety switch room, sprinkler tank and pump room, and lift and stair access to the upper floors. The first to sixth floors would feature a mix of open library space, study space and computer suites. There would then be an obscured PV array and plant zone at seventh floor, and roof top plant deck/PV array at eighth floor.



*Proposed visual of the development as seen from All Saints Park*

The building would feature glazed curtain walling to its ground and first floors to all elevations, with servicing areas being completed in opaque glass. The property's upper floors would then be completed in glazed ceramic panels, giving a reflective quality to the building that would change as sunlight moves throughout the day. Horizontal window bands with deep reveals would be present on all elevations. The property's uppermost floors would then be completed in glazed curtain walling with fin detail.





*Proposed visuals of the development as seen from Oxford Road to south-east of the site (First picture) and and to the north-east (Second picture)*

**Consultations & Notification Responses**

**Publicity** – A site notice and press notice were issued. Neighbouring properties were notified of the proposals by letter. A total of three representations were received, one that objected to the proposal and two that neither objected nor supported the proposal.

The reasons contained within the letter of objection can be summarised as follows:

- The proposal would contribute no social value to the locality.
- The proposed public realm would be privately owned.

- Access to public realm within All Saints Park would be affected.

The two letters that neither supported nor objected to the proposal can be summarised as follows:

- Consideration should be given to providing nest bricks for endangered Swift birds.

**Environmental Health** – No objection subject to conditions relating to remediation of contaminated land, imported soils, a construction management plan, construction hours, hours of servicing, external lighting, plant acoustics, waste and air quality.

**Highway Services** – No objection subject to conditions relating to section 278 highway improvement works, cycle parking, a travel plan and a construction management plan.

**Flood Risk Management Team** – No objection subject to conditions relating to surface water drainage and the management of a surface water drainage scheme.

**Neighbourhood Services (Arboriculture)** – No objection subject to the use of trees protective fencing during construction.

**Work and Skills** – No objection subject to planning condition relating to the use of local labour during construction

**Environment Agency** – No objection subject to conditions relating to a remediation strategy and verification, and piling.

**Greater Manchester Archaeological Advisory Service** – No objection.

**Greater Manchester Ecology Unit** – No objection subject to planning condition relating to a biodiversity net gain, the provision of bird and bat boxes, and informatives relating to protected species.

**Greater Manchester Pedestrians Society** – No objection received.

**Design for Security at Greater Manchester Police** – No objection subject to the development being compliant with secured by design standards.

**Health & Safety Executive** – No objection.

**Helipad Manager** – No objection received.

**Manchester Airport Safeguarding Officer** – No objection subject to an informative relating to the use of cranes.

**Cadent Gas** – No objection subject to informatives relating to Cadent Gas infrastructure.

**National Planning Casework Unit** – No objection received.

**Oxford Road Corridor** – No objection received.

**Transport For Greater Manchester** – No objection subject to a review of cycle parking facilities and the submission of an updated travel plan.

**United Utilities** – No objection subject to a condition relating to the drainage of foul and surface water.

**Planning History**

145573/NMC/2026 - Non-material amendment to condition 4a(Retained Building) pursuant to planning permission 143943/FO/2025 to allow for alteration of material – Approved April 2026.

145084/FO/2026 - Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), together with the erection of a 4-storey stair core and other associated works – Application under consideration.

143943/FO/2025 - Partial demolition, temporary weatherproofing and associated works to library building – Approved December 2025.

138424/FO/2023 - Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works – Approved February 2024.

*Relevant neighbouring applications*
142888/FO/2025 - Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works – Minded to approve.

**Policy**

**The Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-S1 – Sustainable Development
- Policy JP-S2 – Carbon and Energy
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-S5 – Clean Air
- Policy JP-J1 – Supporting Long-Term Economic Growth
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-P5 – Education, Skills and Knowledge
- Policy JP-C5 – Streets for All
- Policy JP-C6 – Walking and Cycling

**The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC5 – Transport
- Policy CC6 – City Centre High Density Development
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone

- Policy C1 – Centre Hierarchy
- Policy EC8 – Central Manchester
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN5 – Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN6 – Target Framework for CO2 Reductions from low or zero carbon energy supplies
- Policy EN8 – Adaptation to Climate Change
- Policy EN9 – Green Infrastructure
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- Policy DM1 – Development Management
- Policy DM2 – Aerodrome Safeguarding

**The Unitary Development Plan for Manchester** – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology
- Policy DC26 – Noise and Development

**National Planning Policy Framework (NPPF)**

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

**Draft National Planning Policy Framework (2025)**

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

**Other Legislative Requirements and Policy Considerations**

Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste
Oxford Road Corridor Strategic Regeneration Framework (SRF)

**Environmental Impact Assessment**

The applicant has submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and has considered the following topic areas:

- Climate Change
- Townscape and Visual Impact
- Wind Microclimate

The proposal is an "Infrastructure Project" (Schedule 2, 10 (b)) as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are judged to be significant environmental impacts as a result of the development. The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects. In accordance with the EIA Regulations, this ES sets out the following information:

- A description of the proposal comprising information about its nature, size and scale;
- The data necessary to identify and assess the main effects that the proposal is likely to have on the environment;
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the proposals possible impact on human beings, water, air, climate, cultural heritage, townscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and
- Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

**Issues**

Principle of the Development and Contribution to Regeneration

This is a major development. Demolition works to remove the existing building are currently being undertaken at the site.

Regeneration is an important planning consideration and that Manchester City Centre is the primary economic driver in the City Region and is crucial to its economic success. The growth of the City's universities is critical to the City's economic performance and investment in their infrastructure is critical to ensure they remain attractive and competitive.

The proposal would support and underpin the objectives of the Oxford Road Corridor SRF by enhancing the area's profile and delivering a high quality building. It would support the University's status as a world class academic institution. Furthermore, the proposal would provide a modern library and educational space in a sustainable well-connected location. Additionally, the proposal would help to integrate the southern part of the City Centre with the commercial core, building on development at Circle Square and Upper Brook Street.

In light of the above, the proposal would support objectives of the City Centre Strategic Plan, the Greater Manchester Strategy, and would complement and build upon Manchester City Council's current and planned regeneration initiatives. As such, the proposal is consistent with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-P1 and JP-P5, Manchester Core Strategy

policies SP1, EC1, EC3, CC1, CC6, and DM1, the Oxford Road Corridor Strategic Regeneration Framework, and the National Planning Policy Framework, in principle, subject to the matters discussed below.

The Townscape and Visual Impact Assessment

The submission has been accompanied by a townscape and visual impact assessment which covers seven views and demonstrates that the proposal would have some localised moderate impacts when viewed from application site's immediate surroundings, including, from the campus, Oxford Road and from the Mancunian Way. The impact of the proposal on each view is assessed below:

*View 1:* Application site as seen from the corner of Oxford Road/Grosvenor Street looking north. The view is cluttered with signposts and traffic lights which obstruct views of the Library. Mature trees in All Saints Park dominate the mid-ground to the left-hand side of the view and further screens the site with long-range views to the City Centre and its taller buildings beyond.

The view is adjacent to a Grade II listed building, and the area contains designated buildings, so the value of the view and its susceptibility to change are medium. The proposal would be seen in the context of high rise buildings to the north and the impact would not be detrimental to the local townscape and street scene.



*View 1: Existing and proposed view from corner of Oxford Road/Grosvenor Street Junction looking north.*

*View 2*: Located from the southern end of the junction of Lower and Higher Ormond Street/Cavendish Street. The façade of the Grade II listed Ormond building can be seen. The value of the view is of medium importance and its susceptibility to change is 'High' because users are likely to focus on views across the park and several Grade II listed buildings. The main view of the listed buildings would not be affected and much of the proposal would be obscured by trees.



*View 2: Existing and proposed view from southern end of junction where Lower and Higher Ormond Street/Cavendish Street meet.*

*View 3*: is from Oxford Road. Contemporary University buildings are located on the lefthand side of the view but the carriageway is the dominant feature of it. The value and susceptibility to change is medium.

The proposal would be viewed in the context of other university buildings that increase in height and scale, which are also in part taller or the same size as that of the proposed building. In light of this, the impact would be acceptable.



*View 3: Existing and proposed view from footway on eastern side of Oxford Road adjacent to entrance plaza to St Peters House looking north.*

*View 4:* is from the eastern side of Oxford Road to the north of the application site and Mancunian Way. The John Dalton Building, the Manchester Technology Centre and the Mancunian Way are prominent.

The value of the view is medium. The proposal would improve the setting of the John Dalton Building and Manchester Technology Centre and would thus be acceptable.



*View 4: Existing and proposed view from footway on eastern side of Oxford Road adjacent to Manchester Technology Centre looking south.*

*View 5*: at junction of Oxford Road, Oxford Street and Whitworth Street. The Grade II* listed Refuge building is on the left and the upper floors of the MMU Arts, Culture and Media hub on the right. The Holiday Inn hotel and PBSA are prominent in the background. The value of the view is high owing to the location on significant crossroads, and the presence of listed buildings and the train station. The susceptibility to change is medium. The proposal would appear as a natural continuation of the higher buildings to the right of the view and the impact would be acceptable.



*View 5: Existing and proposed view from footway junction of Oxford Road and Whitworth Street looking south (Proposed building outline shown in red).*

*View 6*: from Cambridge Street and dominated by the Mancunian Way, with contemporary university buildings in the background. The proposal would be highly visible and would have a beneficial impact, tying into the university's more modern buildings.



*View 6: Existing and proposed view from footway adjacent to Cambridge Street Junction & Mancunian Way looking east (Proposed building outline shown in red).*

*View 7*: is located along the Mancunian Way and also dominated by it, with a multi-storey car park on the right. Its value and its susceptibility to change is low. The impact of the proposal would be positive.



*View 7: Existing and proposed view from pedestrian walkway/green verge adjacent to Mancroft Walk looking west.*

From many views, the proposal would be seen within the context of other tall contemporary buildings and the value and susceptibility to change for each view has been assessed. The proposal would be highly visible in some views and would have some localised moderate impacts. However, on the whole these impacts would be beneficial and would improve the area. It would create a landmark at an important gateway, enhance the City's skyline and have a positive effect on the townscape.

Architectural Quality

The key factors to evaluate are the building's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures.

The proposal would reinforce a gateway entry point to the City Centre and would be consistent with the Oxford Road Corridor SRF. It would relate to the group of nearby taller buildings at Circle Square, with it also being respectful of the street pattern.

The buildings architectural form includes reflective ceramic panels which would give the property a distinctive finish. The buildings form would be punctuated by deep window reveals in irregular bands, adding further visual interest. The proposed materials are considered to respond to those already found within MMU's Campus which includes historic and contemporary buildings. Planning condition would require samples of materials and details of jointing and fixing, as well as the construction of sample panels, to be agreed in writing with the Local Planning Authority.

Given the above, it is considered that the proposed development would result in a high quality building that would be appropriate to its surroundings.

Sustainable Design and Construction

A Sustainability Statement and an Environmental Standards Statement has accompanied the submission and set out sustainability measures, including energy efficiency and environmental

design. The proposal would utilise energy saving design, build, and construction, supporting the transition to a low carbon future and would re-use previously developed land. It would accord with the energy efficiency requirements and carbon dioxide emission reduction targets in Places for Everyone Plan Policies JP-S1 and JP-S2, Core Strategy Policies EN4 and EN6 and the Manchester Guide to Development Supplementary Planning Document criteria. The development would achieve a BREEAM rating of 'Excellent'. The principles of the energy hierarchy have been applied and it would include high levels of insulation in the building fabric and high specification energy efficiency measures in accordance with Places for Everyone Plan Policies JP-S1 and JP-S2, and Core Strategy Policies EN4 and EN6.

The development would be highly accessible by sustainable modes of transport and would secure the implementation of a Travel Plan. The Framework Travel Plan sets out measures to reduce the transport and traffic impacts, including promoting public transport, walking and cycling. Furthermore, Ecosystems and biodiversity help to regulate the climate. Pursuant to this, the proposed public realm would improve biodiversity and enhance wildlife habitats. Biodiversity would be further enhanced by measures such as the provision of bat and bird boxes.

Given the above, it is considered that the design and construction would be sustainable.

Design Issue, Relation to Context and Impact on Historic Context

The effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments, archaeology and open spaces has been considered.

Sections 66 and 72 of the Listed Building Act 1990 provide that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and in determining planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 208 identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets' importance, sufficient to understand the potential impact of the proposals on their significance. Where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals.

A Heritage Statement and a Townscape and Visual Impact Assessment which includes cumulative impacts has been submitted. The site is not in a conservation area but there are 10 Grade II listed buildings and 1 Grade II listed statue within a 200m radius of the site. The Whitworth Steet Conservation Area is 750m to the north at the junction of Charles Street and Oxford Road. The proposal would only impact 7 listed buildings and would not affect the setting or significance of the Whitworth Street Conservation Area because of the high density nature of the surrounding area.

The proposal would clearly be situated within the setting of the following Grade II listed buildings: the Former Manchester Ear Hospital, St Augustine's Church, Ormon Building, Righton Building, Grosvenor Building, Façade to Mabel Tylecote Building, and Former Grosvenor Picture Palace. The impact of the development on each heritage asset is assessed chronologically below:

Former Manchester Ear Hospital, Grade II listed, is at the north of Lower Ormond Street. Its significance is derived from its retained façade, with the rest of the building being of modern construction. There are limited pedestrian locations where the heritage asset and application site can be fully appreciated. The setting of the listed building is characterised by modern buildings, with the MMU Law Building located to the north of the site. On this basis the proposal is considered would have a negligible impact on the asset's significance.

Roman Catholic Church of St Augustine, Grade II listed, faces All Saints Park and is set back from Lower Ormond Street and is thus appreciated in a more intimate way away from the surrounding street scene. Its significance derives largely from its interior. Thus, the proposal's impact upon its significance is determined to be negligible.

Ormond Building, Grade II listed, faces north-east towards All Saints Park and is experienced primarily from Cavendish Street as a corner building. This view of the property will not be affected by the proposal. Other views of the building are limited due to the foliage of All Saints Park and thus the impact on the building's significance would be negligible.

Righton Building, Grade II listed, sits diagonally across from the proposal on the junction of Lower and Higher Ormon Street and Cavendish Street. The site is best appreciated when viewing it when facing south or from along Higher Ormond Street where views do not allow for the listed building and the application site to be seen together. In light of this, the proposal therefore is considered would have no impact on its significance.

Grosvenor Building, Grade II listed, sits opposite the application site and the foliage of All Saints Park breaks up the visual relationship between them. The listed building is best appreciated facing away from the application site and therefore the proposal is considered would not harm its significance.

Former Town Hall Façade to Mabel Tylecote Building, Grade II listed, has a similar relationship to the application site as that of the Grosvenor Building and therefore it is again considered the proposal would not harm its significance.

Former Grosvenor Picture Palace, Grade II listed, is located on the junction of Oxford Road and Grosvenor Street and is best appreciated as a corner building looking southwards on Oxford Road. The proposal would not change this appreciation with it being located to the north of the application site. In light of this, it is considered the proposed development would not harm the listed building's significance.

<u>Assessment of Heritage Impact</u>

The heritage assets that would be affected by the proposal are Grade II listed and considered to be of moderate to high significance. The main impact on neighbouring heritage assets would be how they are experienced when viewing them looking northwards towards the application site/All Saints Park.

The significance of some of these buildings is linked to their interior. The setting of others is compromised by existing development, or they are best appreciated when looking south away from the site. Therefore, the impact on the setting and significance of neighbouring heritage assets is considered to be negligible to no harm.

The proposal would create instances of less than substantial harm as defined within the NPPF. Any level of harm should be outweighed by the public benefits that would be delivered in accordance with the guidance provided in paragraph 215 of the NPPF. In assessing the public benefits, consideration has been given to paragraph 8 of the NPPF which outlines the three dimensions to achieve sustainable development: economic, social and environmental.

The City Centre is the primary economic driver in the City Region and the City Centre. The City's Universities make a major contribution to the success of the City's economy and investment in their infrastructure is important to ensure that they remain attractive in a competitive market. Section 6 of the NPPF places 'significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider development opportunities.

The provision of a modern library and teaching space is part of a major investment strategy that would deliver first class academic facilities that attract students from the UK and around the world. The availability and retention of well qualified graduates makes a very significant contribution to Manchester's economy.

The key views assessed above demonstrate that the development would have a largely beneficial impact. The building would be large but would not be out of context with other buildings in the area. There would be enhancements within the street scene through the provision of a high quality building in the setting of heritage assets. The proposal would be a high quality modern architectural building, that would be brought forward by an experienced architectural team.

Significant economic and social benefits would be secured via the creation of local construction jobs which will be secured by planning condition, with any such condition requiring the submission of a local labour agreement.

The development would be low carbon. An all electric system would benefit from a decarbonising grid. Photovoltaic panels to the roofs would generate on site energy, thereby reducing the building's carbon footprint. These significant public benefits are considered would outweigh the heritage impacts which would be at the lower end of less than substantial harm.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of section 66 and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the recognised harm caused by the implementation of the proposed works would be less than substantial and would be outweighed by the public benefits of the scheme, thereby meeting the requirements set out within paragraph 215 of the NPPF.

Archaeology

Greater Manchester Archaeology Advisory Service (GMAAS) have confirmed that there this no archaeological interest in the application site, with it having been cleared to allow for the construction of the existing All Saints Library and consequently do not object to the proposal. On this basis the proposal would satisfy the requirements of policy EN3 of the Core Strategy and saved UDP policy DC20.

Relationship to Transport Infrastructure

A Transport Statement concludes that the proposal would not have a material impact upon traffic and network capacity. The application site lies in close proximity to bus routes and Oxford Road Railway Station. There are good pedestrian and cycle links along Oxford Road and to the south of the site. Secure cycle storage facilities are available on site. A Framework Travel Plan (TP) sets out a package of practical measures and ongoing monitoring of the plan and the submission of an updated plan upon completion of the development should be conditioned. This is an optimum location for sustainable transport and the proposal would encourage sustainable travel.

Aerodrome Safeguarding

No objection has been received by Helipad Management, and Manchester Airport Safeguarding do not object to the proposal subject to an informative relating to the use of cranes in construction. Subject to such an informative, the development is acceptable in this regard.

Contribution to Public Spaces and Facilities

The proposal would enhance the area, along Oxford Road and the walkway between the library and All Saints Park. There would be active frontages to Oxford Road and the Park. The public realm around the site would be enhanced, including new paving and soft landscaping. The proposal would integrate with pedestrian improvement works that have taken place along Oxford Road, improving pedestrian connectivity from the university campuses into the city centre.

The public realm would be predominantly hard landscaped with shrub and street tree planting. The proposed public routes would improve the pedestrian environment and provide for safe and sustainable pedestrian movement. The library would provide natural surveillance.

Effect on the Local Environment and Residential Amenity

This examines, amongst other things, the impact the scheme would have on nearby and adjoining residents. It includes the consideration of issues such as impact on daylight, sunlight and overshadowing, wind, noise and vibration, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

*Daylight, Sunlight and Overshadowing*

A daylight and sunlight analysis has been undertaken which makes reference to the BRE Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice.

The BRE Guide is generally accepted as the industry standard and is used by local planning authorities to consider these impacts. The guide is not policy and aims to help rather than constrain designers. The guidance is advisory, and there is a need to take account of locational circumstances, such as a site being within a town or city centre where higher density development is expected and obstruction of natural light to existing buildings is often inevitable.

The following properties have been considered due to their sensitivity and proximity to the site:

- 111-113 Oxford Road
- 115-117 Oxford Road
- 119 Oxford Road
- 121, 123, 125, 127 Oxford Road
- Akhtar House 129-135 Oxford Road

Within the submitted assessment a Vertical Sky Component (VSC) analysis has been undertaken. In order to achieve the daylight recommendations in the BRE guidance, a window should retain a vertical sky component (VSC) of at least 27%, or where it is lower, a ratio of after/before of 0.8 or more. If the direct skylight to a room is reduced to less than 0.8 times its former value, this would be noticeable to the occupants.

The BRE Guide recognises that different targets may be appropriate, depending on factors such as location. The achievement of at least 27% can be wholly unrealistic in the context of high density city centre as this measure is based upon a suburban type environment (equivalent to the light available over two storey houses across a suburban street).

It should be noted that the VSC level diminishes rapidly as building heights increase relative to the distance of separation. Within city centre locations the corresponding ratio for building heights relative to distances of separation is frequently much greater than this.

The submitted assessment categorises numerical data used to quantify the impact of the development into four separate categories that are listed in the table below. This ranges from negligible, minor, moderate to then major.

| Magnitude of Impact (BR209 equivalent) | Change in VSC or PSH |
|---|---|
| Negligible | ≤20% |
| Minor | >20% and ≤30% |
| Moderate | >30% and ≤40% |
| Major | >40% |

*Categorisation of impacts on daylight and sunlight associated with the development*

All of the windows tested within the submitted assessment meet BRE guidance criteria. As such the impacts of the development in this regard is considered to be negligible.

| Total Windows | Bre Criteria Met | | Minor Effect Significance | | Moderate Effect Significance | | Major Effect Significance | |
|---|---|---|---|---|---|---|---|---|
| Num | Num | % | Num | % | Num | % | Num | % |
| 64 | 64 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |

*Table showing results of VSC testing, with all tested windows meeting BRE criteria*

The submitted assessment has also undertaken testing of annual probable sunlight hours (APSH). All windows tested meet the APSH criteria and thus any impacts would be negligible.

| Total Windows | Bre Criteria Met | | Minor Effect Significance | | Moderate Effect Significance | | Major Effect Significance | |
|---|---|---|---|---|---|---|---|---|
| Num | Num | % | Num | % | Num | % | Num | % |
| 64 | 64 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |

*Table showing results of APSH testing, with all tested windows meeting BRE criteria*

*Overlooking*

There are no prescribed separation distances between buildings in the City Centre where developments are denser and closer together than in suburban locations. The proposal would face onto homes above 111 Oxford Road, over 28m away. The separation distances between the proposal and these homes would be acceptable in this context.

*Wind*

A wind microclimate study using wind tunnel testing notes that there would be an impact on pedestrian safety and comfort, but this would not be major and would not require mitigation. The impact would be negligible in the summer months and the only noticeable difference would be in winter.

*Air Quality*

The site is in an Air Quality Management Area (AQMA) and the scale of the proposal could have an impact on local air quality during construction. The construction process is expected to produce dust and increased emissions. Any adverse impacts would be temporary and would be controlled by planning condition that would secure the use of mitigation measures included within best practice guidance including dust suppression, forbiddance of idling vehicles, avoidance of diesel or petrol powered plant and speed restrictions on unpaved roads. On site boilers would be electric and there would be no parking and there should be no air quality impacts, following completion and during operation.

The proposal would be car free and promote more sustainable modes of transport. A travel plan would encourage public transport use and reduce vehicle trips. The proximity of the University campuses and the City Centre means the site is suitable for walking and cycling.

Local air quality conditions are poor, but the operation of the library would have no material impact on these conditions, and the proposed landscaping could improve air quality. Environmental Health have not raised air quality as an issue. The impact on air quality would be acceptable and suitable for the proposed use.

*Noise and vibration*

The impact of the use on amenity through noise generation and from plant and equipment has been assessed. An acoustic report outlines how the premises can be acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation within the building. Planning condition will control the development so that noise produced by it remains in an acceptable range. There would be a 24/7 management strategy to minimise any adverse impacts to the local area including a physical on-site presence.

Given the above, it is considered that the proposal would not have an adverse impact through noise and vibration.

*TV Reception*

A baseline Television Reception Survey has been carried out, which shows that any interference to TV reception would most likely occur within a ‘shadow’ area to the southeast, however the report finds that there are no satellite dishes within this area. The use of tower cranes during

construction may cause disruption to digital terrestrial television (DTT). The final development is similarly not expected to have an impact on the reception of DTT. As no interference is expected, the report does not identify the need for any mitigation measures. Notwithstanding this, a condition requiring a post-construction survey that would demonstrate that there has been no impact to local reception would be attached to an approval.

*Vehicle Movements*

The impact of the proposals in terms of the highway network have been assessed and there are no highway objections in terms of highway safety subject to pavement reinstatement works. It is considered therefore that the proposed use would not have a significant impact on vehicle movements. As discussed above, the site is well located close to alternative transport means.

*Contribution to Permeability*

A pedestrian through route linking MMU's John Dalton and All Saint Campuses, would improve pedestrian safety under the Mancunian Way. The proposal would improve how the All Saints Campus is perceived and would act as a marker and reference point. The active frontages to Oxford Road and All Saints Park would increase activity and passive surveillance. It is considered therefore that the proposals would contribute positively to permeability, linkages and the legibility of the City Centre and wider townscape.

*Provision of a Well-Designed Environment*

The development would be of high quality design. Public realm improvement would be fully accessible and inclusive. A condition would require full details of the public realm, including hard and soft landscape, lighting and furniture to be confirmed in writing by the Local Planning Authority.

The proposal would meet the English Heritage and CABE guidance and would provide an acceptable building. In view of the above the proposals would also be consistent with policies SP1, DM1, EN1, EN3, EN14, CC6 and CC9 of the Core Strategy and saved UDP policies DC19, DC20 and DC26.

<u>Construction Management</u>

The proposal could cause disruption during its construction phase. A condition would require the submission of a Construction Management Plan which provides acceptable pedestrian movement and protects the Mancunian Way. This would require details on hours of construction; dust suppression methods; construction compound locations; vehicle tracking movements and pedestrian footway provision; routes of deliveries and collections; community consultation details; location of security hoardings; how access to neighbouring properties would be managed and provided; and details of measures to protect the Mancunian Way. This would ensure disruption to neighbouring occupiers would be minimised and the impact on air quality would be minimised. Subject to such a condition, the proposals are consistent with policy DM1 of the Core Strategy and section 9 of the National Planning Policy Framework.

<u>Waste and Recycling</u>

There is an existing bin store situated beneath the Mancunian Way. Waste and recycling from the development would be collected on a daily basis. Environmental Health do not object to this arrangement. Subject to planning condition that would ensure that the submitted strategy is adhered to, the proposal is acceptable in this regard and is in accordance with policies DM1 and EN19 of the Manchester Core Strategy.

Full Access and Inclusive Design

The proposal would provide level access into and throughout the proposed building and throughout the public realm provision on site. This would be consistent with sections 8 and 12 of the National Planning Policy Framework and policies SP1, DM1 and CC10 of Core Strategy.

Crime and Disorder

The proposal would bring additional vitality to the area. It would overlook all frontages and would enliven the street scene and help to provide natural surveillance of the public realm. The proposal is supported by a Crime Impact Statement carried out by Greater Manchester Police. The statement confirms support for the design approach and includes recommendations for detailed design measures to be incorporated into the final scheme. It is recommended a condition be attached to any approval requiring the development to achieve 'Secured by Design' accreditation.

In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Green and Blue Infrastructure

The proposal would see a biodiversity net gain on site through the provision of soft landscaping measures, which include street trees and low lying shrubs. The scheme would improve the environment adjacent to the Mancunian Way and enhance the linkage between the site and the green infrastructure in Hulme and assist in drawing people to the public realm at All Saints Park. It is therefore consistent with the Manchester Green and Blue Infrastructure Strategy 2015.

Ecology, Biodiversity and Landscaping

As existing the application site is mostly comprised of hard standing though does feature 5no mature London Plane trees along Oxford Road, as well as some low lying shrub species. The aforementioned trees are category A trees, meaning that they are of high quality and have a life expectancy of a minimum of 40 years. The submitted ecology report, states that the site offers negligible habitat for nesting nor foraging bats but does provide habitat for nesting birds, with the exception of the aforementioned trees. The Greater Manchester Ecology Unit (GMEU) do not object to the proposal. Within their consultation response they note that planning condition would need to secure a habitat management and monitoring plan, bird and bat box provision for further biodiversity enhancements, as well as prevent works from taking place inside of the bird nesting season unless an inspection by a suitably qualified professional has been carried out. Additional informatives relating to protected species should also be attached to any approval. The Council's arborist has requested that measures be put in place to protect the trees to be retained along Oxford Road.

*Trees*

As previously stated within this report, the five mature trees situated along Oxford Road would be maintained, though some pruning works may be required. In order to guarantee the trees' safety, planning condition will require that tree protection measures are in place whilst works are carried out. It is noted that within the proposed landscaping works ten trees are proposed within the application site boundary, together with dense planting of evergreen shrub species and hedging. In order to ensure that if any proposed landscaping measures fail or die, planning condition would require that appropriate replacements of the same size and species be put in their place.

*Biodiversity Net Gain*

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

The submission has been accompanied by biodiversity net gain calculations which show that a 12.36% net gain in habitat units would be made on site as a result of the implementation of the proposals, taking the on site habitat units from 0.74 to 0.83. In order to ensure that the on site biodiversity net gains are retained planning condition will secure a thirty year monitoring plan for all measures, as well as a biodiversity net gain plan. A section 106 agreement will also ensure a monitoring fee is secured to allow for the carrying out of the habitat monitoring period.

In light above, it is considered necessary that in the event of an approval, planning conditions that would require the submission of a detailed landscape plan, a habitat management plan, a scheme for the provision of bat and bird boxes, as well as a condition that would control works to trees during bird nesting season, should be attached to decision notice issued. Subject to the conditions, as well as informatives relating to nesting bird and protected species, the development is acceptable in this regard and therefore accord with Places for Everyone Plan Policy JP-G8, Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

<u>Contaminated Land and Impact on Water Resources</u>

Previous and current uses of the land lead to a low to moderate risk of potential soil and/or groundwater contamination. The submission has been accompanied by a Phase 1 Ground Investigation to identify potential contaminants, which concludes that widespread remediation is considered unlikely to be required. Environmental Health and the Environment Agency do not object to the proposals subject to conditions that would see the submission of a Phase II Ground Investigation, remediation strategy and information regarding any proposed piling. Subject to such conditions, the development is acceptable in this regard and therefore accord with Core Strategy Policy EN18 and the National Planning Policy Framework.

<u>Flood Risk</u>

The site is in Flood Zone 1, which has a low probability of flooding. A Drainage Strategy Report has accompanied the proposal which considers how surface and foul water would be managed. Due to a lack of other viable means of drainage, a connection to the combined sewer is proposed. Notwithstanding this, United Utilities and MCC Flood Risk require the submission of a more detailed drainage scheme. In the event of an approval planning conditions should be attached requiring the submission, implementation and maintenance of a sustainable drainage system.

Subject to such a condition, the proposal accords with Places for Everyone Plan Policy JP-S5, Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Conclusion

The application site is appropriate for a building of this scale and the proposed use of a Library is also found to be acceptable given the historic use of the site and how it is located within the City Centre and Manchester Metropolitan University Campus. The proposed design would be high quality and would also promote a quality neighbourhood, economic development and sustainable travel patterns.

The development, if implemented, would contribute to the world class learning facilities MMU offers, helping to attract new students to study and live in the City Centre. This in turn would support the economy and create employment opportunities. The provision of high quality university infrastructure is consistent with GM Strategy's key growth priorities to meet the demands of a growing economy and population, in a well-connected location within a major educational and employment centre.

The development would not have a significant detrimental impact on the settings of nearby listed buildings nor the character and appearance of the Whitworth Street Conservation Area. The proposal has sought to minimise the potential for overlooking and loss of sunlight and daylight. The proposal would redevelop a site that does not currently contribute positively to the area and would improve the public realm and permeability within the area.

Given the above, it is considered that the proposal is in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-S2, JP-S4, JP-S5, JP-P1, JP-G8, JP-P2, JP-P1, JP-P2, JP-P5, JP-C5 and JP-C6, Core Strategy Policies SP1, EC1, EC3, CC1, CC5, CC9, CC10, C1, EC8, T1, T2, EN1, EN3, EN5, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and DM2, Saved Unitary Development Plan Policies DC18, DC19, DC20 and DC26, the National Planning Policy for Waste, the National Planning Policy Framework, The Oxford Road Corridor Strategic Regeneration Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

**Other Legislative Requirements**
**Equality Act 2010**
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Minded to approve subject to signing of section 106 agreement.

**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.

**Conditions to be attached to decision for approval**

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)
- Ground Conditions Planning Documentation (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-G-200001; Dated 28/10/2025)
- Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026)
- Air Quality Assessment (Prepared Buro Happold; 1350B-BHE-XX-XX-RP-AQ-200001 Revision P02; Dated 19/11/2025)
- Building Access & Security Management Strategy (Prepared by Manchester Metropolitan University; Dated November 2025)
- 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;

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

1) 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/

2) 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.

3) 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.

4) 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.

5) - 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.

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

7) 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.

8) 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.

9) 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.

10) 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.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Health & Safety Executive (Fire Safety)
Transport For Greater Manchester
Manchester Airport Safeguarding Officer
Greater Manchester Archaeological Advisory Service
Helipad Manager
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Oxford Road Corridor
Planning Casework Unit
Highways (Structures)

Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room N Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
Armstrong House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Fourth Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gc, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 14, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 24, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 28, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 29, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 7, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 7, 117 Oxford Road, Manchester, M1 7DU
Flat 3, 117 Oxford Road, Manchester, M1 7DU

Second Floor, 125 Oxford Road, Manchester, M1 7DU
First Floor, 127A Oxford Road, Manchester, M1 7DY
137 Oxford Road, Manchester, M1 7DY
Flat 8, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
133A Grosvenor Street, Manchester, M1 7HE
Ground Floor And First Floor, The Deaf Institute, 135 Grosvenor Street, Manchester, M1 7HE
Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street, Manchester, M15 6BG
Oxford House, Manchester Technology Centre, Princess Street, Manchester, M1 7ED
Armstrong House Suite Gb, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1E, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Retail Unit B Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 9, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 35, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 18, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 3, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU

Apartment 23, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 19, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
111 Oxford Road, Manchester, M1 7DU
115B Oxford Road, Manchester, M1 7DU
Flat 2, 117 Oxford Road, Manchester, M1 7DU
Flat 9, 117 Oxford Road, Manchester, M1 7DU
Second Floor, 127A Oxford Road, Manchester, M1 7DY
Second Floor, 137 Oxford Road, Manchester, M1 7EA
Flat 2, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135A Oxford Road, Manchester, M1 7DY
Flat 1, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
Flat 2, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
Flat 16, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 9, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 17, 126 York Street, Ardwick, Manchester, M1 7XN
135 Grosvenor Street, Manchester, M1 7HE
The Pub Zoo, 126 Grosvenor Street, Manchester, M1 7HL
Flat 5, 126 York Street, Ardwick, Manchester, M1 7XN
Room B Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
John Dalton Building, Chester Street, Manchester, M1 5GD
Unit 1, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Armstrong House Suite 1C, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Bruntwood, Armstrong House Suite Gd, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1G, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite GB, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 12, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 17, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 18, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 30, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 20, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 21 And 22, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 9, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 2, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
115 Oxford Road, Manchester, M1 7DU
Flat 13, 117 Oxford Road, Manchester, M1 7DU
119 Oxford Road, Manchester, M1 7DU
Flat 6, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 4, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 1, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 13, 126 York Street, Ardwick, Manchester, M1 7XN
Room J Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Righton Building, Cavendish Street, Manchester, M15 6BG
Room F Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
Armstrong House Suite 1D, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 8, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Unit 31 To 32, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 23, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 26, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 27, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 33, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 15, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 12, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 11, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 17, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
115A Oxford Road, Manchester, M1 7DU
Flat 5, 117 Oxford Road, Manchester, M1 7DU
Flat 11, 117 Oxford Road, Manchester, M1 7DU
Flat 10, 117 Oxford Road, Manchester, M1 7DU
125 Oxford Road, Manchester, M1 7DU
Flat 3, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 5, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 11, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 12, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 7, 126 York Street, Ardwick, Manchester, M1 7XN
133B Grosvenor Street, Manchester, M1 7HE
Flat 3, 126 York Street, Ardwick, Manchester, M1 7XN
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
St Augustines, Lower Chatham Street, Manchester, M15 6BY
Unit 5, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 34, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Oxford House Suite Gb And Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 11, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 10, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 16, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 13, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 25, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 21, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 10, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 6, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 8, 117 Oxford Road, Manchester, M1 7DU

Flat 4, 117 Oxford Road, Manchester, M1 7DU
Ground Floor, 125 Oxford Road, Manchester, M1 7DU
Flat 15, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 9, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 7, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
129 Oxford Road, Manchester, M1 7DY
Flat 11, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 6, 126 York Street, Ardwick, Manchester, M1 7XN
Scruffy Murphys And Holy City, Grosvenor Street, Manchester, M1 7HL
Flat 10, 126 York Street, Ardwick, Manchester, M1 7XN
Room B Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Advertising Right Opposite Oxford House, Oxford Road, Manchester, M1 7ED
Armstrong House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Ga, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Retail Unit A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 6, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 1, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU

Apartment 13, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 20, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 16, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 4, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Cafe, 107 Oxford Road, Manchester, M1 7DU
Flat 14, 117 Oxford Road, Manchester, M1 7DU
Flat 1, 117 Oxford Road, Manchester, M1 7DU
Flat 12, 117 Oxford Road, Manchester, M1 7DU
121 Oxford Road, Manchester, M1 7DU
The Footage, Grosvenor Street, Manchester, M1 7DZ
Flat 14, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135B Oxford Road, Manchester, M1 7DY
131 Oxford Road, Manchester, M1 7DY
Flat 12, 126 York Street, Ardwick, Manchester, M1 7XN
Dominoes Pizza, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 8, 126 York Street, Ardwick, Manchester, M1 7XN
Room C Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW
Unit 3, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 2, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 15, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL
Advice Centre, Sidney Street, Manchester, M1 7HB
Apartment 22, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
117 Oxford Road, Manchester, M1 7DU

Flat 10, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 2, 126 York Street, Ardwick, Manchester, M1 7XN
131 Grosvenor Street, Manchester, M1 7HE
133 Grosvenor Street, Manchester, M1 7HE
Flat 15, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 1, 126 York Street, Ardwick, Manchester, M1 7XN
Room I Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room N Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN
Top Flat, 129 Oxford Road, Manchester, M1 7DY
Unit 4, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 7, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 19, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 8, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 5, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 14, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 6, 117 Oxford Road, Manchester, M1 7DU
123 Oxford Road, Manchester, M1 7DU
127 Oxford Road, Manchester, M1 7DY
127A Oxford Road, Manchester, M1 7DY
Flat 13, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 14, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 4, 126 York Street, Ardwick, Manchester, M1 7XN
Room G Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Room I Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

**Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL