

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145084/FO/2026

Date registered valid: 2 February 2026

Proposal: 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.

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
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

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

Date of recommendation: 27/04/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 February 2026 Expired: 27 February 2026

Neighbour notifications

Printed: 6 February 2026 Expired: 27 February 2026

Site notice

Posted: 9 February 2026 Expired: 2 March 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the western portion of 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, with its eastern half 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. There are planning permissions on site for the redevelopment of the eastern half of the application site for the provision of new public realm and a new library building, approved under permission 138424/FO/2023, with a revised scheme currently under consideration, application reference number 144697/FO/2025.

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

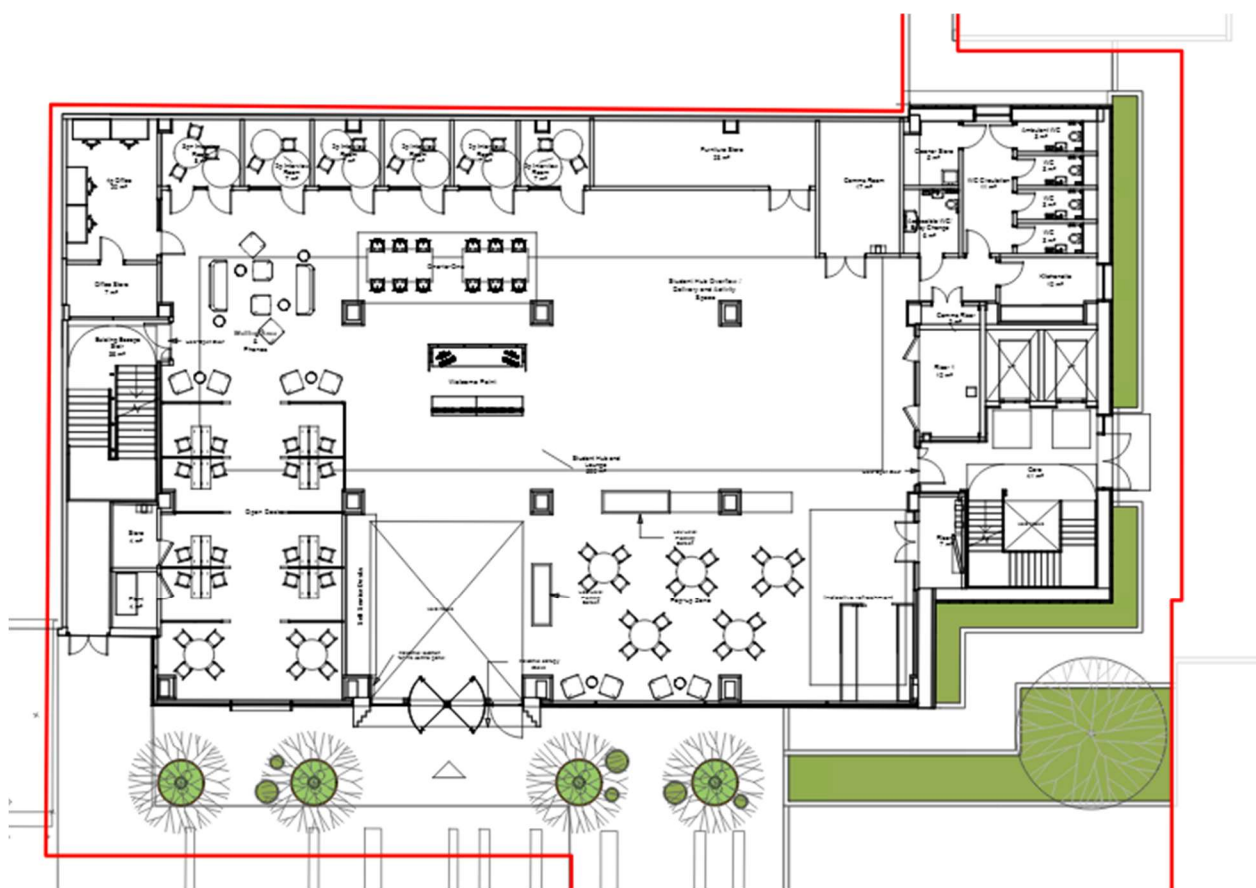
locality comprise of buildings in educational uses, that then form part of Manchester Metropolitan's university campus, other uses then include commercial Class E retail uses, hot food take away uses, as well as drinking establishments (Sui Generis). Residential development is then present within the 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 application seeks consent for the refurbishment of the retained section of the All Saints Library Building, the erection of a four storey stair core extension, and other associated works, to continue to provide an educational use on site (Use Class F1).

The retained section of the All Saints Library Building would be remodelled with new stainless steel entrance surround, painted and refurbished brickwork, anodised windows, protruding window detail, mirror finished glazed spandrel panels, and anodised louvres. A replacement solar array would then be installed on the property's roof, being screened from view by a parapet.

Internally, the refurbished building would feature open and private study spaces, as well as multiple IT suites. The main access to the property would be from its front southern facing elevation, with a fire escape in its eastern facing side elevation.



Proposed Ground Floor with public realm improvements

The proposed stair core extension would be four storey flat roof structure, set back from the property's front elevation and being completed in polished stainless steel panels with a ripple effect. The extension would then feature anodised curtain wall glazing and mirrored spandrel panels. The extension would provide access to the property's roof.



Proposed visuals of the development as seen from Lower Ormond Street to the south of the site (Left) and All Saints Park to the south-east (Right)

Servicing, back-of-house and waste collections would take place from the access road beneath the Mancunian Way.

Proposed public realm improvements would see the provision of 5no street trees to the front of the application property and low lying shrub species and hard landscaping improvements.

A portion of the Sandra Burslem building's side elevation, previously covered and now exposed by previously approved demolition works, would be made good using like for like cladded panels.

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.

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

144697/FO/2025 - Erection of new part 7 storeys and part 9 storeys library building (Use Class F1), with associated public realm, access and servicing arrangements, and other associated works – Application under consideration.

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.

Consultations & Notification Responses

Publicity – A press and site notice were issued, neighbouring properties were notified of the proposals by letter. One letter that neither supported nor objected to the proposal was received. The representation can be summarised as follows:

- Consideration should be given to the provision of bird boxes for endangered swift birds.

Arborist – No objection.

Environmental Health – No objection subject to conditions relating to hours of construction/demolition, hours of servicing, external lighting, external plant and waste.

Flood Risk – No objection subject to a condition requiring the submission of a surface water drainage scheme.

Greater Manchester Archaeological Advisory Service – No objection.

Greater Manchester Ecology Unit – No objection subject to conditions relating to bats and biodiversity net gain, and informatives relating to invasive plant species and nesting birds.

Greater Manchester Police – No objection subject to the newbuild element of the development being completed in accordance with secured by design standards.

Highway Services – No objection subject to conditions relating to construction management and the condition of the local highway.

United Utilities – No objection received.

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

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

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

- 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)

Issues

Principle of the Development and Contribution to Regeneration

The application site is a key gateway site to Manchester City Centre, with demolition works to remove a large portion of the existing building on site well under way.

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. Where possible regeneration should see the reuse of existing buildings. 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 secure the reuse and improvement of an existing building. It would support the University's status as a world class academic institution. Furthermore, the proposal would provide a modern educational space in a sustainable well-connected location. Additionally, the proposal would assist in integrating 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.

Visual Amenity

The retained portion of the All Saints Library Building, is an post-war modernist building completed in red brick and featuring long window bands, giving the property a horizontal emphasis.

The proposal would see the external alteration and extension of the property on site, as well as the remediation and repair of part of the side elevation of the Sandra Burslem Building. The proposed alterations to the All Saints Library Building itself would see the painting of the property's brick black, the installation of a new polished stainless steel entrance surround, new windows, doors and louvres. The alterations are considered would assist in modernising the building, thereby improving its appearance. It is considered that final details of the proposed entrance surround should be controlled by planning condition to ensure that it is of a high quality design and materiality.

The addition of a new stair core extension that would be completed in striking ripple effect polished steel panels would add to this modernisation further. It is appreciated that the stair core extension would be taller than that of the existing building, though in light of how it would be set back from the main elevation it is considered it would still be read as a secondary element/addition to the building. Subject to conditions that would require the provision of material samples for both the works to the All Saints Library Building, as well as that of the Sandra Burslem Building, the proposals are considered acceptable in this regard.

The proposed PV array would be screened from view by the property's parapet, notwithstanding it is considered necessary that in the event of an approval, a condition be attached requiring final confirmation of their appearance and layout be submitted to and approved in writing by the Local Planning Authority.

Subject to the aforementioned conditions, the proposal is considered acceptable in this regard and would accord with Manchester Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site is located in close proximity to a high number of listed building. The effect of the proposal on the listed buildings 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.

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 and Grosvenor Building. 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, lies to the south of the application site on the junction of Lower and Higher Ormond 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.

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 continued educational use on site, as well as the visual enhancement of the existing building, would help deliver a high quality academic facility that would assist in attracting 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 views and visuals contained within the submission demonstrate that the development would have a largely beneficial impact. The stair core extension, though taller than the retained section of the All Saints Building would be significantly smaller than the section of the All Saints Building to be demolished. There would be enhancements within the street scene through the provision of a high quality refurbishment and extension of an existing building in the setting of heritage assets. The proposal would be of high architectural quality, that would be brought forward by an experienced architectural team.

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 is 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.

Residential Amenity

The proposal would see the extension and external alteration of an existing building to facilitate its continued use as a premises for the provision of education. Neighbouring uses largely consist of properties that form the Manchester Metropolitan University campus and are thus in a variety of educational uses. Residential development is present to the east of the application site across Oxford Road, as well as student accommodation to the south-west along Lower and Higher Chatham Street.

The proposed external alterations, including that of the four storey stair core extension are considered to be of a scale that it would have a negligible impact on neighbouring amenity in relation to overshadowing, loss of privacy and loss of light, particularly when considering the scale of the All Saints Library building prior to its partial demolition.

Environmental Health have requested conditions be attached in the event of an approval that would see the hours of servicing controlled, external lighting, and the acoustics of external plant. Environmental Health have also requested that hours of construction and demolition be controlled by planning condition. It is considered that the imposition of such a condition would be unreasonable and would fall under the domain of Environmental Health regulation rather than planning regulation. In light of this, no such condition will be attached in the event of an approval.

Subject to the aforementioned conditions, the proposal is acceptable in regard to its impact on neighbouring amenity and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

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. Greater Manchester Police do not object to the proposal subject to the new additions to the existing building on site being completed in accordance with secured by design requirements. Subject to a planning condition that would require this, the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Accessibility

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.

Ecology

As existing, the application site is mostly comprised of hard standing though some low lying shrub species are present to the front of the application site. The submitted ecology report, states that the site offers negligible habitat for nesting nor foraging bats, as well as nesting birds. 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, as well as that of a precautionary working measures method statement for the protection of bats. A representation has also been received which requests consideration be given to the provision of swift bricks for swift birds. In light of these responses, but also taking into account the small amount of new brickwork proposed on site, it is considered necessary that planning condition should require the provision of bird and bat boxes, as well as a swift boxes but not bricks, allowing for greater flexibility on where they may be placed on site and to allow for the provision of further biodiversity enhancements. Additional informatives relating to protected species should also be attached to any approval. The Council's arborist does not object to the proposals.

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 276.61% 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 0.02 to 0.08. 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, including swift bricks, 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.

Sustainability

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 an existing building. 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 is not applicable to BREEAM for it would not see the construction of a new building but the redevelopment of an existing one. 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.

Drainage and Flood Risk

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, MCC Flood Risk require the submission of a more detailed drainage scheme, with no objection having been received by United Utilities. In the event of an approval a planning condition should be attached that requires 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.

Ground Conditions

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 do not object to the proposals on these grounds. Notwithstanding this, it is considered necessary that in the event of an approval a condition be attached that requires if contamination is found or suspected where it had not been then a scheme for its remediation be submitted to and approved in writing by the Local Planning Authority. Subject to such a condition, the development is acceptable in this regard and therefore accord with Core Strategy Policy EN18 and the National Planning Policy Framework.

Construction Management

The proposal could cause disruption during its construction phase. Highways have requested that a condition requiring the provision of a construction management plan be attached in the event of an approval. Any such condition would require the submission of a Construction Management Plan which provides acceptable pedestrian movement and protects the Mancunian Way. The condition would also 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.

Highway Safety

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. The site is well located close to alternative transport means and would be a car free development, there is also ample cycle parking within and around the Manchester Metropolitan University campus. On this basis, the proposals are acceptable in this regard and would accord with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

There is an existing bin store situated beneath the Mancunian Way that the development would utilise, waste collections would then be made the access road to the south-west of the application site off of Lowe Chatham Street. 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.

Conclusion

The development would redevelop and extend an existing building, retaining its educational use, the continued 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. The proposal would not cause an unacceptable impact in regard to overlooking and loss of sunlight and daylight. The proposal would redevelop an existing building 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 policies 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: Mind 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:

- o Covering Letter (Prepared by Deloitte; Dated 30/01/2026)
- o Design & Access Statement (Prepared by Hawkins Brown; Reference number 103040-HBA-XX-RP-A-080400 Revision P03; Received 01/04/2026)
- o 103040-HBA-XX-XX-DR-A-080000 Rev P06: Site Location Plan

- o 103040-HBA-XX-XX-DR-A-080002 Rev P05: Proposed Site Plan
- o 103040-HBA-XX-XX-DR-A-080003 Rev P04: Planning Context Plan
- o 103040-HBA-XX-XX-DR-A-080195 Rev P02: Proposed Waste Management Strategy Plan
- o 103040-HBA-XX-ZZ-DR-A-080350 Rev P02: Proposed - Bay Studies A and B
- o 103040-HBA-YY-00-DR-A-080100 Rev P04: Proposed GA Plan - Level 00
- o 103040-HBA-YY-01-DR-A-080101 Rev P04: Proposed GA Plan - Level 01
- o 103040-HBA-YY-02-DR-A-080102 Rev P04: Proposed GA Plan - Level 02
- o 103040-HBA-YY-PR-DR-A-080104 Rev P04: Proposed GA Plan - Parapet
- o 103040-HBA-YY-ZZ-DR-A-080200 Rev P05: Proposed GA - North and West Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080201 Rev P05: Proposed GA - East Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080202 Rev P06: Proposed GA - South Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080300 Rev P03: Proposed GA - Section AA
- o 103040-HBA-YY-ZZ-DR-A-080301 Rev P03: Proposed GA - Section BB
- o 103040-HBA-YY-ZZ-DR-A-080302 Rev P04: Proposed GA - Section CC
- o 103040-HBA-XX-ZZ-DR-A-080351 Rev P03: Proposed - Bay Studies C and D (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080950 Rev P04: Visual Mock-Up Scoping (Received 20/03/2026)
- o 103040-PLA-XX-XX-DR-L-0001 Revision P04: General Arrangement Plan Stage 03
- o 103040-PLA-XX-XX-DR-L-1001 Revision P03: Hardworks
- o 103040-PLA-XX-XX-DR-L-1002 Revision P03: Kerbs & Edges
- o 103040-PLA-XX-XX-DR-L-2000 Revision P02: Softworks
- o 103040-PLA-XX-XX-DR-L-2001 Revision P02: Tree Planting Plan
- o 103040-PLA-XX-XX-DR-L-2002 Revision P02: Soils & Tree Pits
- o 103040-PLA-XX-XX-DR-L-3000 Revision P03: Levels & Drainage Stage 03
- o 103040-PLA-XX-XX-DR-L-4000 Revision P02: Furniture Stage 03
- o MMU ASW Refurbishment Delivery Logistics (Received 12/03/2026)
- o Ecology Report (Prepared by Tyler Grange; Report Reference 13126_R09a_BP; Received 03/02/2026)
- o BNG Metric Calculations (Received 03/02/2026)
- o Noise Impact Assessment (Report Reference 103040-BHE-XX-XX-RP-AC-000001 Revision P03; Prepared by Buro Happold)
- o Design Note Drainage Strategy (Prepared by Buro Happold; Dated 23/01/2026; Received 03/02/2026)
- o Planning Statement (Prepared by Deloitte; Dated 30/01/2025; Received 03/02/2026)
- o Environmental Standards Statement & Energy and Carbon Statement Combined (Prepared by Buro Happold; Report reference 103040-BHA-XX-XX-RP-YS-000001 Revision P02)
- o External Lighting Strategy (Prepared by Buro Happold; Report reference 103040-BHE-XX-XX-RP-M-200002 Revision P01; Dated 07/01/2026)
- o Ground Conditions Planning Documentation (Prepared by Buro Happold; Report reference 103040-BHE-XX-XX-RP-G-200001; Dated 28/01/2026)
- o Construction Environmental Management Plan Rev 1 (Dated 20/02/2026; Received 12/03/2026)
- o Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University)
- o Waste and Recycling Storage and Disposal Plan (Prepared by Manchester Metropolitan University; Reference EXTFM ASW; Received 03/02/2026)
- o Waste Proforma (Received 03/02/2026)
- o Schedule of Condition, Sandra Burslem & All Saints Library, Manchester Metropolitan University, Manchester (Dated November 2025; Prepared by Intega; Received 09/04/2026)

All stamped as received by the Local Planning Authority on 04/02/2026, 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 6 months of 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 retained All Saints West Library Building and new stair core extension, hereby approved, including window detail, door detail, and sample panel (see limb ii);
- ii. production and approval of full sized sample panels in accordance with drawing no. 103040-HBA-YY-ZZ-DR-A-080950 Rev P04 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) Prior to the commencement of the development, final details and material samples of the making good of the side elevation of the Sandra Burslem Building, as shown on drawing no.103040-HBA-YY-ZZ-DR-A-080201 Rev P05 (Received 07/04/2026), shall be submitted to and approved in writing by the Local Planning Authority. The making good works shall proceed in accordance with the approved details and be implemented as part of the development.

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.

5) Notwithstanding the Construction Environmental Management Plan Rev 1 stamped as received by the Local Planning Authority on 12/03/2026, 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.
- 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.

6) 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).

7) 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).

8) a) Notwithstanding the indicative landscaping details shown on drawing no. 103040-PLA-XX-XX-DR-L-1001 Revision P03 and 103040-PLA-XX-XX-DR-L-2000 Revision P02 (Both stamped as received on 04/02/2026), 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 6 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 layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- o A finalised drainage layout showing all components, outfalls, levels and connectivity.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- o Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice. This should also include agreement from United Utilities that the proposed piling works strategy is acceptable to protect their assets and secure future access for maintenance.
- o Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

10) Prior to the commencement of the development and notwithstanding the approved plans listed within condition 2 of this permission, final and exact details of the new main entrance and stainless steel surround to the All Saints West Library Building, 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.

11) Prior to the commencement of any external refurbishment or extension of the All Saints Library Building hereby approved, a precautionary working measures and method statement for the protection of bats shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved statement.

Reason - In order to provide protection of bats, pursuant to Policy EN15 of the Core Strategy and the National Planning Policy Framework.

12) a) External lighting shall be installed in accordance with the submitted External Lighting Strategy (Reference 103040-BHE-XX-XX-RP-M-200002 Revision P01; Prepared by Buro Happold; Received 04/02/2026). 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.

13) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment: 103040-BHE-XX-XX-RP-AC-000001 Revision P03 prepared by Buro Happold (Received 04/02/2026). 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.

14) 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 09/04/2026).

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.

15) 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).

16) 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 policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

17) Prior to the commencement of any works in relation to the external plant area hereby approved, as shown on drawing no.103040-HBA-YY-PR-DR-A-080104 Rev P04 (Received 04/02/2026), details of the siting, scale, and appearance of any external plant and associated plant screen (Including cross sections and views) 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 policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

18) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Ecology Report (Prepared by Tyler Grange; Report Reference 13126_R09a_BP; Received 03/02/2026).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of swift, 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).

19) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (Reference 103040-BHE-XX-XX-RP-YS-000001 Revision P02; Prepared by Buro Happold) stamped as received by the Local Planning Authority on 04/02/2026.

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.

20) The development hereby approved shall be carried out in accordance with the submitted Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University) received by the Local Planning Authority, on the 04/02/2026.

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).

21) 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.

22) The development shall be implemented in accordance with the submitted Waste and Recycling Storage and Disposal Plan (Prepared by Manchester Metropolitan University; Reference EXTFM ASW), the submitted Waste Proforma (Both received 03/02/2026), and drawing no. 103040-HBA-XX-XX-DR-A-080195 Rev P02 (Received 04/02/2026). 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.

23) The development hereby approved shall be completed in accordance with Secured by Design Standards.

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.

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

- o Monday to Saturday: 7:30 - 20:00
- o 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.

25) 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.

26) 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.

27) 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.

28) 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.

29) 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.

30) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

31) 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 is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to:

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

2) It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Certain species of Cotoneaster are included within this schedule. If any such species will be disturbed and removed off-site a suitably experienced consultant should be employed to advise on how to avoid an offence.

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended, bats are a protected species and it is an offence to remove, damage or destroy a nest. If bats are suspected to be on site work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

St Augustines, Lower Chatham Street, Manchester, M15 6BY
St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY

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 (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL