MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

All Saints Campus

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M15 6BH

Description of site location must be completed if postcode is not known:

Easting (x)

384226

Northing (y)

397158

Description

Applicant Details

Name/Company

Title

First name

Mike

Surname

Howarth

Company Name

Manchester Metropolitan University

Address

Address line 1

7th Floor, Bridgewater House

Address line 2

58-60 Whitworth Street

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 6LT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Beddingfield

Company Name

Hawkins\Brown

Address

Address line 1

3rd Floor Hilton House

Address line 2

Hilton Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M1 2EH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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

Reference number

145084/FO/2026

Date of decision (date must be pre-application submission)

08/05/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Pre-Commencement Conditions 4, 5, 6, 7, 8, 9, 10, 11

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Pre-Commencement Conditions

Condition 4 - Details of Sandra Burslem cladding

Submitted Documents:
- Architect's Design Note for proposed cladding - Document Reference: 260710_HBA-Design-Note_Condition4

Condition 5 - Detailed Construction Environmental Management Plan

Submitted Documents:
- Eric Wright Construction CEMP - Document Reference: MMUASW.CEMP.Rev3

Condition 6 - Habitat Management and Monitoring Plan

Submitted Documents:
- Landscape Architect's Habitat Monitoring and Management Plan - Document Reference: 103040-PLA-XX-XX-DR-L-000021-MMU-ASW-HMMP
- Approval of HMMP - Document Reference: 553894MJH26Jun26LV1

Condition 7 - Local Benefit Proposal

Submitted Documents:
- Eric Wright Construction Local Benefit Proposal - Document Reference: ASW - Local benefit proposal
- Eric Wright Construction Monthly Social Value Site KPI Return - Document Reference: Appendix A

Condition 8: Landscaping Works Programme

Submitted Documents
- Landscaping Programme - Document Reference: Condition 08 Landscaping Extract

Condition 9: Drainage Strategy

Submitted Documents
- Drainage Strategy Design Note - Document Reference: 103040-BHE-XX-XX-DN-C-000001 Design Note - Drainage Strategy for Planning P03
- Proposed Surface Water Drainage Plan - Document Reference: 103040-BHE-XX-XX-DR-C-003100
- United Utilities Correspondence - Document References: 260609 UU correspondence, 260612 UU correspondence
- Drainage Maintenance Strategy - Document Reference: MMU ASW - Inspection and Maintenance of Drainage and SuDS Features

Condition 10: Entrance Canopy Details

Submitted Documents:
- Proposed Canopy Elevation - Document Reference: 103040-HBA-XX-XX-DR-A-210475
- Proposed Canopy Detail Sections - Document References: 103040-HBA-XX-XX-DR-A-210470, 103040-HBA-XX-XX-DR-A-210471, 103040-HBA-XX-XX-DR-A-210472

Condition 11: Protection of Bats

Submitted Documents:
Protected Species: Reasonable Avoidance Measures Method Statement - Bats - Document Reference: 553894jcc25Jun26FV02_PSRAMMS_Bat

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Pre-application meetings - various

Date (must be pre-application submission)

11/12/2025

Details of the pre-application advice received

Discussion on proposals including facade materials, details and access.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sam Beddingfield

Date

16/07/2026