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

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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 ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the 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

08/05/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

We write to request a non-material amendment to the above planning permission, relating to the timing of the requirements set out within Pre-commencement Condition 4.

The proposed amendment seeks to transfer the requirement for approval of the Sandra Burslem building façade cladding materials and details from Pre-commencement Condition 4 so that it is instead addressed through Condition 3, which is to be discharged during the construction phase.

Please state why you wish to make this amendment

The proposed amendment is intended solely to alter the timing of compliance with the condition to align with the construction program. It does not seek to amend the substantive requirement for the façade cladding materials to be submitted to and approved by the Local Planning Authority, nor does it alter the approved development or the design intent of the scheme.

The amendment is requested to allow the works to commence whilst retaining appropriate control over the detailed specification and appearance of the façade cladding materials and also allow for procurement of required samples. The information required under the condition would continue to be submitted to, and agreed with, Manchester City Council Planning Department at an appropriate stage prior to installation of the relevant materials in line with the timescales agreed under Condition 3.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

12/08/2026