MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-001347
Application type:	Non-Material Amendment
Proposal:	Non-material amendment to planning permission 145084/FO/2026 to amend wording of condition 4 (Materials - Sandra Burslem Building) to alter trigger for discharge.
Site address:	All Saints Campus Oxford Road Manchester M15 6BH
Ward(s):	Hulme
Date application valid:	14 August 2026
Applicant name:	Mike Howarth
Agent (if any):	Mr Sam Beddingfield
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	19/08/2026

Description of site, building and/or area

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 eastern half of the building has recently been demolished to make way for construction works for the erection of a part seven, part nine storey library building, approved under planning permission 144697/FO/2025. The retained portion of the building is to be remodelled, with new stair core extension, new entrance and elevational alterations, approved under planning permission 145084/FO/2026.

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 non-material amendment of condition 4 (Materials – Sandra Burslem Building) of planning permission 145084/FO/2026 to alter the trigger for the discharge of the condition.

The proposed amendment would see the trigger be amended from pre-commencement to within six months of development commencing on site.

Relevant planning history

OTH-2026-001080 - Discharge of Conditions 4 (Materials - Sandra Burslem Building), 5 (CMP), 6 (Habitat Management and Monitoring Plan), 7 (Local Labour Construction), 8 (Landscaping), 9 (Surface Water Drainage), 10 (Design Details Main Entrance), 11 (Bat Protection) attached to Planning Permission 145084/FO/2026 – Application under consideration.

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 – Approved May 2026.

Consultation, notification and publicity responses

Not applicable.

Issues

The alteration of condition 4 to allow the approved works to commence in a timely manner would not alter the development approved under permission 145084/FO/2026 but merely relates to the timing of the discharge of said condition. It is noted that it is proposed to amend the trigger point for the discharge of condition 4 to match that of condition 3 (Materials).

The rewording of condition 4 would allow for the development to commence in a timely manner. As the approved scheme would be left unaltered and no condition amended so as to require the submission of additional information, the proposed alteration is considered to be non-material.

In light of the above it is considered that the above change would not have a material impact on the previously approved scheme and is thus acceptable.

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: **Approve**

Reasons for approval

1) Non-material amendment to revise the wording of condition 4 (Materials - Sandra Burslem Building) of planning permission 145084/FO/2026 to amend the trigger point for discharge.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Conditions attached to this decision

4) Within 6 months of commencement of the development hereby approved, 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.