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08 September 2026

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Michael Pearson

Dear Michael,

Manchester Metropolitan University All Saints Library – Application under Section 96a of the Town and Country Planning Act (1990) for Non-Material Amendment to Planning Permission ref.144697/FO/2025

Please find enclosed a Section 96a Application for a Non-Material Amendment (NMA) to Planning Permission ref. 144697/FO/2025 in respect of the erection of a new library building at Manchester Metropolitan University's All Saints site (the "Site").

The Applicant is Manchester Metropolitan University ("the Applicant").

Background
Planning Permission ref.144697/FO/2025 for the development of a new library at the Manchester Metropolitan University All Saints site was granted on 8th May 2025. The description of development as written on the Decision Notice is as follows:

"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."

An application for the demolition of the existing All Saints Library was granted separately under Planning Permission Ref. 143943/FO/2025 (as amended by 145652/NMC/2026) on 8th May 2026.

Amendment Proposals
This application seeks non-material amendments to Planning Permission ref. 144697/FO/2025 comprising minor design refinements arising from detailed design development and consequential updates to the approved plans. It also seeks targeted amendments to Conditions 17a, 17b, 23a, 25b and 36, together with updated drawing

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references in Conditions 2, 8a, 12 and 42a. The proposed changes are described below and scheduled in Appendix A.

Level 00 - 01

- Revisions to curtain wall infill panel arrangements on North, East, South, and West Elevations following thermal modelling analysis;
- A reduction in the approved substation footprint and update to brickwork to align with Electricity North West requirements;
- Replacement of selected double doors on North Elevation with single doors to achieve clear width requirements;
- Introduction of an additional fire escape door on East Elevation to satisfy fire strategy requirements;
- A reduction in the size of the external concrete columns from 800 x 800mm to 600 x 600mm in plan;
- Relocation of the dry riser inlet on East Elevation to the other side of the doors, to be within 18m distance from access road;
- The omission of the previously proposed LED screen on West Elevation;
- Addition of bespoke designed privacy manifestation to curtain walling at ground floor to comply with approved document part-K requirements to reduce risk of collision with curtain wall. This will be achieved through frosted glass to make which will continue the design language of the north facing reading room; and
- Introduction of Okalux mesh interlayer material to glazing.
- Minor landscaping amendments to coordinate with below-ground services.

Level 04 North Elevation

- A single opaque window panel is proposed to accommodate refinements to the internal layout.

Level 07 and Roof

- Door size reduced to the North Elevation access to rooftop plant space;
- Double doors into escape stairs updated to be single doors to align with fire strategy clear width requirements and provide a more seamless aesthetic externally as part of curtain walling;
- Level 07 roof access door relocated to avoid clash with MEP equipment and structural elements. Element not visible on building façade from street level;
- Louvred screen height reduced by 1m and width increased by 1.5 m to achieve ventilation free area requirements (South Elevation);
- Introduction of discreet external feature lighting behind parapet;

- Addition of second access ladder from Level 07 to Main Roof Level to align with fire strategy requirements. Access ladder relocated to align with fire strategy requirements. Element not visible on building façade;

Landscaping

The proposed landscaping amendments reflect the progression of the landscape design to Stage 04 and include the following updates:

- Revisions to the gate arrangement to provide sufficient maintenance access to the North façade and service road to the North. Surrounding landscape updated to align with relocation of pedestrian gate.
- Coordination with the updated transformer room arrangement;
- Revised bench and work bench details, including updated sizing and Wi-Fi point locations;
- Relocation of the bin to coordinate with the work bench layout, together with an updated bin specification to include pest control underground bait stations;
- Minor fencing line and planting edge updates;
- Amendments to ensure landscaping aligns to building geolocation; and
- Further development of the planting schedule to provide additional information on the proposed plant species selection.

Graphic Updates

In addition to the above, the annotated plans submitted in support of this application reference graphic updates in blue text to correct plan errors. These do not result in any change to elevation drawings / external building appearance or the approved redline boundary. Condition 2 attached to the Planning Permission states that the development shall be carried out in accordance with the approved plans listed. In order to facilitate the proposed amendments summarised above, the relevant approved plans have been updated and submitted as part of this application to reflect the changes. It is therefore requested that the wording of Conditions 2 be updated to account for the new drawing references detailed in Appendix A.

An annotated suite of plans is also submitted in support of the application to enable easy comparison of the proposed amendments against the approved scheme (document reference: ‘Changes to Planning Approved Design’, dated 28.08.2026).

In addition to the design changes, amendments are also proposed to the wording of Condition 23a (Highways Works) to remove elements of the condition which are not relevant to the approved development (as discussed and agreed with MCC Highways), Condition 25b (Bird and Bat Boxes) to enable provision of bat and bird boxes within All

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Saints Park, and Condition 36 (External Doors), to enable emergency fire escape doors to be exempt from the restriction on doors opening over the public highway.

In assessing whether the amendments are non-material, regard has been had to the permission as a whole, the nature and extent of each change, and their cumulative effect. The amendments would not result in a materially different development, give rise to materially different planning impacts or prejudice any third-party interest when compared with the approved scheme with regard to matters including the approved use, scale, massing, height, design principles or overall planning impacts of the development. As such, they are considered to constitute non-material amendments for the purposes of Section 96A of the Town and Country Planning Act 1990.

To formalise the proposed design updates, the following conditions are proposed to be amended to reflect the proposed updated plans and drawings:

- Condition 2 (Detailed Plans and Specifications);
- Condition 8a (Landscaping Materials / Details);
- Condition 12 (External Plant Room Details);
- Condition 17a (External Plant Acoustic Insulation);
- Condition 17b (External Plant Acoustic Servicing);
- Condition 23a (Highways Works);
- Condition 25b (Bird and Bat Boxes);
- Condition 36 (External Doors); and
- Condition 42a (Tree Retention).

The application also seeks amendments to the wording of the following planning conditions:

Condition 17 (External Plan Acoustic Insulation)

The project acoustician has been in direct communication with MCC's Environmental Health Team (EHO) regarding the wording of Condition 17. On 7 September 2026, the EHO confirmed that the Decision Notice contains an old and incorrect version of Condition 17. It is therefore proposed that Condition 17 (part a and part b) is amended to incorporate the correct plant noise criterion.

The existing wording of Condition 17 is as follows:

> *"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"

The proposed revised wording of Condition 17 is therefore as follows, as agreed with the EHO on 7 September 2026:

"a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post-completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria."

Condition 23a (Highways Works)

The existing wording of Condition 23a is as follows:

"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*

Condition 23a is proposed to be amended to remove elements of the condition which are not relevant to the approved development. This follows ongoing discussions with Manchester City Council and Highways Officers regarding the scope of the required highway works and the relationship of certain requirements to the approved scheme.

The proposed revised wording of Condition 23a is therefore as follows:

"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*
- *Footway improvement and reinstatement works around the perimeter of the application site, including material samples.*
- *Provision of street trees."*

Condition 25b (Bird and Bat Boxes)

The existing wording of Condition 25b is as follows:

"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."

Bat boxes should not be installed within the public realm as bats require dark skies and boxes should be in an elevation position (preferably over 3-4m above ground level) and away from heavily trafficked areas (vehicular or pedestrian). In respect of bird boxes, the

trees proposed as part of the landscaping for the Site will be unsuitable for bird boxes at practical completion and would need to be installed once trees have established (minimum 5 years post completion).

The Applicant controls the adjoining All Saints Park and considers that it offers a significantly more suitable habitat for bird and bat boxes than locations within the development site itself.

The wording of Condition 25b is therefore proposed to be amended to allow bird and bat boxes to be delivered within the Applicant's wider land ownership near to the Site, including All Saints Park. The proposed amendment would not reduce the amount of biodiversity enhancement secured by the condition but would provide flexibility to locate the boxes on practical completion where they would deliver the greatest ecological benefit, whilst remaining on land within the Applicant's control and capable of being retained and maintained in the long term. This approach was discussed with Manchester City Council officers on July 3rd 2026 and supported in principle.

The proposed revised wording of Condition 25b is therefore as follows:

> "*Prior to the first use of the development hereby approved, a strategy for the provision of bird and bat boxes (including number, siting and appearance of bird and bat boxes) outside of the application boundary shall be submitted for approval in writing by the City Council, as 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."*

Condition 36 (External Doors)

The existing wording of Condition 36 is as follows:

> *"All external doors of the development hereby approved shall open away from the public highway."*

Condition 36 is proposed to be amended to clarify that emergency fire escape doors are exempt from the restriction on doors opening over the public highway. The amendment reflects the detailed fire strategy for the development and was discussed with Manchester City Council officers during the pre-application meeting on July 3rd 2026, where the principle of the amendment was supported.

The proposed revised wording of Condition 36 is therefore as follows:

> *"All external doors of the development hereby approved shall open away from the public highway, other than doors required for emergency means of escape."*

A schedule of the proposed condition amendments, including the revised wording, is contained within Appendix A.

Pre Application Meeting

A pre application meeting was held with Manchester City Council officers on 3 July 2026 to discuss the proposed amendments referenced above. The LPA confirmed that they were comfortable, in principle, for the proposed changes to be progressed through a single Section 96A application. Further engagement with the LPA via email has taken place prior following the pre-application meeting and has informed the nature and content of this application.

Planning and Policy Guidance

The development plan comprises Places for Everyone (2024), the Manchester Core Strategy (2012) and the saved policies of the Manchester Unitary Development Plan (2006). The National Planning Policy Framework, updated in August 2026, is a material consideration. The proposed amendments do not alter the policy assessment undertaken for the approved development and do not raise any new material planning considerations.

Effects of the Proposed Amendments

The relevant consultants have reviewed the proposed amendments and confirmed that they would not give rise to any material impacts, nor would they materially affect the conclusions of the reports submitted in support of the original planning application. Full details of the outcomes of those reviews are summarised in Appendix B below.

For completeness, a Wind Engineering Technical Note (prepared by Buro Happold; dated 07/09/2026) has been submitted alongside the application, confirming that the proposed changes to the door configuration do not result in any safety issues and therefore, the conclusions of the approved Wind Microclimate Assessment remain.

Application Submission

In addition to this Cover Letter, the application includes the following documents:

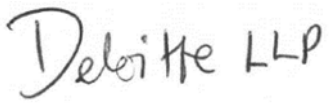
- Application Form;
- Updated drawings, as listed in Appendix A, which also sets out the proposed updated condition wording and corresponding drawing and plan titles; and
- Wind Engineering Technical Note, prepared by Buro Happold, dated 04/09/2026.

In light of the limited nature of the proposed amendments and the positive discussions held with Manchester City Council officers, it is considered that the changes are appropriately addressed through a Section 96A application and can be approved as non-material amendments to Planning Permission ref. 144697/FO/2025.

The Application has the Planning Portal reference: PP-15080642 and the application fee of £408.00, inclusive of the requisite planning portal fee has been paid online via Planning Portal.

We trust that the above information is suitable to enable approval of this application. We would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information, please contact Jennifer Chatfield (jchatfield@deloitte.co.uk / +44 161 455 8084) or Michaela Cummings (miccummings@deloitte.co.uk / +44 161 455 8254).

Kind regards



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Appendix A: Revised Condition Wordings

Condition Number	Approved Condition Wording	Proposed Condition Wording
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	The development hereby approved shall be carried out in accordance with the following drawings and documents: **Drawings** 1350B-HBA-SW-XX-DR-A-080010 Rev P2: Site Location Plan (Received 30/01/2026) 1350B-HBA-SW-XX-DR-A-080030 Rev P2: Proposed Site Plan 1350B-HBA-XX-00-DR-A-080110 Rev P2: General Arrangement Plan - Level 00 1350B-HBA-XX-M0-DR-A-080111 Rev P2: General Arrangement Plan - Level M0 1350B-HBA-XX-01-DR-A-080112 Rev P2: General Arrangement Plan - Level 01 1350B-HBA-XX-02-DR-A-080113 Rev P2: General Arrangement Plan - Level 02 1350B-HBA-XX-03-DR-A-080114 Rev P2: General Arrangement Plan - Level 03 1350B-HBA-XX-04-DR-A-080115 Rev P2: General Arrangement Plan - Level 04 1350B-HBA-XX-05-DR-A-080116 Rev P2: General Arrangement Plan - Level 05 1350B-HBA-XX-06-DR-A-080117 Rev P2: General Arrangement Plan - Level 06 1350B-HBA-XX-07-DR-A-080118 Rev P2: 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 P2: Proposed North Elevation 1350B-HBA-XX-ZZ-DR-A-080201 Rev P2: Proposed East Elevation 1350B-HBA-XX-ZZ-DR-A-080202 Rev P2: Proposed South Elevation 1350B-HBA-XX-ZZ-DR-A-080203 Rev P2: Proposed West Elevation 1350B-HBA-XX-ZZ-DR-A-080300 Rev P2: Proposed Section AA 1350B-HBA-XX-ZZ-DR-A-080301 Rev P2: Proposed Section BB

Condition Number	Approved Condition Wording	Proposed Condition Wording
	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)	1350B-HBA-XX-ZZ-DR-A-080350 Rev P2: Bay Study A 1350B-HBA-XX-ZZ-DR-A-080351 Rev P2: Bay Study B 1350B-HBA-XX-XX-DR-A-080700 Rev P2: External Light Fitting Detail Typical Door Jamb Detail Curtainwall Interface: 1350B-HBA-XX-ZZ-DR-A-210757 Glass Wall Manifestation Detail Plan: 1350B-PMQ-XX-XX-DR-O-710120 1350B-PLA-XX-XX-DR-L-000001 Rev P10: General Arrangement 1350B-PLA-XX-XX-DR-L-001001 Rev P06: Hardworks 1350B-PLA-XX-XX-DR-L-001002 Rev P06: Kerbs & Edges 1350B-PLA-XX-XX-DR-L-002001 Rev P07: Softworks 1350B-PLA-XX-XX-DR-L-002004 Rev P06: Soils & Tree Pits 1350B-PLA-XX-XX-DR-L-003001 Rev P08: Levels & Drainage 1350B-PLA-XX-XX-DR-L-004001 Rev P06: Furniture 1350B-PLA-XX-XX-DR-L-004002 Rev P04: Lighting **Documents** Covering Letter (Prepared by Deloitte; Dated 04/09/2026); Wind Engineering Technical Note (Prepared by Buro Happold; Dated 04/09/2026); Changes to Planning Approved Design (prepared by Hawkins Brown; Dated 28/08/2026) 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

Condition Number	Approved Condition Wording	Proposed Condition Wording
	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); Photograph Schedule of Condition (Prepared by Intega; Dated November 2025); Energy and Carbon Statement (Prepared by Buro and Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200003 Revision P02; Dated 20/11/2025);	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); Photograph Schedule of Condition (Prepared by Intega; Dated November 2025); Energy and Carbon Statement (Prepared by Buro and Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200003 Revision P02; Dated 20/11/2025); Environmental Standards Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-YS-

Condition Number	Approved Condition Wording	Proposed Condition Wording
	Environmental Standards Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200002 Revision P02; Dated 19/11/2025); External Lighting Strategy (Reference 1350B-BHE-XX-XX-RP-M-200002; Prepared by Buro Happold; Dated 18/11/2025); Planning Statement (Prepared by Deloitte; Dated December 2025); Schedule of Condition (Prepared by Intega; Dated November 2025); Statement of Consultation (Prepared by Deloitte; Dated December 2025); Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated 25/11/2025); Utilities Statement (Prepared by Buro Happold; Report reference 1350B-BHE-XX-XX-DN-M-200003 Revision P02); Ventilation Statement (Prepared by Buro Happold; Report reference 1350b-bhe-xx-xx-rp-m-200001 Revision P01; Dated 03/11/2025); Sustainable Travel Plan 2023-230 (Prepared by Manchester Metropolitan University); Transport Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-TP-200020 Revision P03; Dated 02/12/2025); Arboricultural Assessment (Prepared by Amenity Tree; Dated 07/08/2025); Arboricultural Method Statement (Prepared by Amenity Tree; Dated 07/08/2025); Tree Survey and Constraints Report (Prepared by Amenity Tree; Dated 07/08/2025); Outline Construction Management Plan and Waste (Prepared by Turner and Townsend); Noise and Vibration Mitigation Measures Community Consultation (Prepared by KIER; Dated 30/01/2026; Received 02/02/2026) Waste and Management Strategy (Prepared by Manchester Metropolitan	200002 Revision P02; Dated 19/11/2025); External Lighting Strategy (Reference 1350B-BHE-XX-XX-RP-M-200002; Prepared by Buro Happold; Dated 18/11/2025); Planning Statement (Prepared by Deloitte; Dated December 2025); Schedule of Condition (Prepared by Intega; Dated November 2025); Statement of Consultation (Prepared by Deloitte; Dated December 2025); Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated 25/11/2025); Utilities Statement (Prepared by Buro Happold; Report reference 1350B-BHE-XX-XX-DN-M-200003 Revision P02); Ventilation Statement (Prepared by Buro Happold; Report reference 1350b-bhe-xx-xx-rp-m-200001 Revision P01; Dated 03/11/2025); Sustainable Travel Plan 2023-230 (Prepared by Manchester Metropolitan University); Transport Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-TP-200020 Revision P03; Dated 02/12/2025); Arboricultural Assessment (Prepared by Amenity Tree; Dated 07/08/2025); Arboricultural Method Statement (Prepared by Amenity Tree; Dated 07/08/2025); Tree Survey and Constraints Report (Prepared by Amenity Tree; Dated 07/08/2025); Outline Construction Management Plan and Waste (Prepared by Turner and Townsend); Noise and Vibration Mitigation Measures Community Consultation (Prepared by KIER; Dated 30/01/2026; Received 02/02/2026) Waste and Management Strategy (Prepared by Manchester Metropolitan University; Dated 28/11/2025); Waste Management Proforma Environmental Statement: Non-Technical Summary (Dated December 2025)

Condition Number	Approved Condition Wording	Proposed Condition Wording
	University; Dated 28/11/2025); Waste Management Proforma Environmental Statement: Non-Technical Summary (Dated December 2025) Environmental Statement Volume 1 (Prepared by Deloitte; Dated December 2025) - Construction Management, prepared by Turner and Townsend - Townscape and Visual Impact, prepared by Virtual Planit - Verified Views, prepared by Virtual Planit - Wind Microclimate, prepared by Buro Happold - Climate Change, prepared by Buro Happold - Air Quality, prepared by Buro Happold - Noise and Vibration Chapter, prepared by Buro Happold	Environmental Statement Volume 1 (Prepared by Deloitte; Dated December 2025) - Construction Management, prepared by Turner and Townsend - Townscape and Visual Impact, prepared by Virtual Planit - Verified Views, prepared by Virtual Planit - Wind Microclimate, prepared by Buro Happold - Climate Change, prepared by Buro Happold - Air Quality, prepared by Buro Happold - Noise and Vibration Chapter, prepared by Buro Happold
8a	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;	Notwithstanding the indicative landscaping details shown on drawing no. 1350B-PLA-XX-XX-DR-L-002001 Revision P07 and 1350B-PLA-XX-XX-DR-L-002004 Revision P06, 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;

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	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 ongoing maintenance and management of all soft and hard landscaping on site. The development shall then proceed in accordance with the approved details	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 ongoing maintenance and management of all soft and hard landscaping on site. The development shall then proceed in accordance with the approved details
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-XXZZ-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.	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 P2, 1350B-HBA-XXZZ-DR-A-080203 Rev P2 and 1350B-HBA-XX-ZZ-DR-A-080200 Rev P2, 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.

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Condition Number	Approved Condition Wording	Proposed Condition Wording
17a	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.	Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
17b	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.	Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.
23a	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	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 P10 This shall include the following: • Resurfacing works along Oxford Road • Footway improvement and reinstatement works

Condition Number	Approved Condition Wording	Proposed Condition Wording
	• 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	around the perimeter of the application site, including material samples. • Provision of street trees
25b	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.	Prior to the first use of the development hereby approved, a strategy for the provision of bird and bat boxes (including number, siting and appearance of bird and bat boxes) outside of the application boundary shall be submitted for approval in writing by the City Council, as 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.
36	All external doors of the development hereby approved shall open away from the public highway.	All external doors of the development hereby approved shall open away from the public highway, other than doors required for emergency means of escape.
42a	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	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 P06 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

Condition Number	Approved Condition Wording	Proposed Condition Wording
	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).	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).

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Appendix B: Effects of the Proposed Amendments

Technical Discipline	Relevant Report(s)	Consultant Response
Ecology & Biodiversity	Ecological Appraisal and Biodiversity Net Gain Assessment	– No material change to landscaping proposals affecting ecology or BNG. – Existing conclusions remain valid and off-site bird and bat box provision supported.
Energy & Sustainability	Energy and Carbon Statement, ESS and BREEAM Reports	– No material changes in significance arising from the proposed amendments. – Existing conclusions remain valid.
Climate Change	Climate Change Chapter	– No implications for significance arising from the proposed amendments. – Existing conclusions remain valid.
Air Quality	Air Quality Assessment	– No implications for significance arising from the proposed amendments. – Existing conclusions remain valid.
Drainage	Drainage Strategy	– No fundamental changes to the approved drainage strategy. – Existing conclusions remain valid.
External Lighting	External Lighting Strategy	– No material impacts identified. – Existing conclusions remain valid.
Ventilation	Ventilation Strategy	– No material impacts identified. – Existing conclusions remain valid.
Noise & Vibration	Noise Impact Assessment	– Assessment of revised louvre arrangement confirms no material change to noise effects. – Existing conclusions remain valid.
Wind Microclimate	Wind Microclimate Assessment	– No implications for significance identified. – Wind Technical Note submitted for completeness. Existing conclusions remain valid.
Townscape & Visual Impact	TVIA and Verified Views	– No updates required given the limited nature of the proposed external changes. – Existing conclusions remain valid.