MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 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.

Location:

All Saints Campus Oxford Road Manchester M15 6BH

Application reference:

OTH-2026-001080

Applicant:

Mike Howarth Manchester Metropolitan University

Date of application:

20 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

CMP

The following information has been submitted in respect of this planning condition:

- Construction Environmental Management Plan Rev 2 (Prepared by Eric Wright Construction; Dated 06/07/2026)
- All Saints West – Noise and nuisance mitigation measures v5 (Received 27/08/2026)
- Email Correspondence RE Noise Mitigation (Prepared by Hawkins Brown; Dated and Received 27/08/2026)

Received by the City Council as Local Planning Authority on 20/07/2026, unless specified otherwise.

The submitted information is acceptable in regard to condition 5 only. In order to fully comply with the requirements of the condition, the approved measures shall be adhered to for the full duration of the construction phase of the development.

Condition 5 is now discharged on this basis.

Habitat Management and Monitoring Plan

The following information has been submitted in respect of this planning condition:

- Habitat Management and Monitoring Plan (Prepared by Planit; Report reference 103040-PLA-XX-XX-DR-L-000021-MMU-ASW-HMMP Revision P03; Dated 16/07/2026)
- Letter – All Saints Gateway Development – Approval of HMMP (Prepared by Greengage; Report reference 553894MJH26Jun26LV1; Dated 02/07/2026)

Received by the City Council as Local Planning Authority on 20/07/2026.

The submitted information is acceptable in regard to condition 6 only. In order to fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and be maintained thereafter.

Condition 6 is now discharged on this basis.

Local Labour Construction

The following information has been submitted in respect of this planning condition:

- Local Benefit Proposal – MMU ASW Refurbishment (Prepared by Eric Wright Construction)
- Construction Monthly Social Value Site KPI Return (Prepared by Eric Wright Construction)
- Construction Local Labour KPI Proposal (Received 08/09/2026)
- Email correspondence RE Manchester first labour recruitment (Prepared by Hawkins/Brown; Dated and received 08/09/2026)

Received by the City Council as Local Planning Authority on 20/07/2026, unless specified otherwise.

The submitted information is acceptable in regard to part a of condition 7 only. In order to fully comply with the requirements of the condition, the development shall proceed in accordance with the approved measures. In order to fully discharge condition 7, within one month prior to construction work being complete, a detailed report pursuant to that approved under part a of the condition that details the outcomes about local labour recruitment for the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Part a of condition 7 is now discharged on this basis.

Landscaping

The following information has been submitted in respect of this planning condition:

- Master Programme: Overall Programme (Prepared by Eric Wright Construction; Reference MP.16; Dated 01/07/2026)

Received by the City Council as Local Planning Authority on 20/07/2026.

The submitted information is acceptable in regard to part a of condition 8 only. In order to fully comply with the requirements of the condition, the development shall proceed in accordance with the agreed programme, with details of subpoints I-VI being submitted to and approved in writing by the City Council as Local Planning Authority in line with the agreed timeframes.

Part a of condition 8 is now discharged on this basis.

Surface Water Drainage

The following information has been submitted in respect of this planning condition:

- Drainage Strategy for Planning Design Note (Prepared by Buro Happold; Dated 23/01/2026; Report Reference 103040-BHE-XX-XX-DN-C-000001)
- 103040-BHE-XX-XX-DR-C-003100 Rev P06: Proposed Surface Water Drainage Plan
- Drainage Maintenance Strategy
- United Utilities Email Correspondence RE 260609
- United Utilities Email Correspondence RE 260612
- Email Correspondence RE Confirmation of sewer connection (Prepared by United Utilities; Dated 15/08/2025; Received 21/08/2026)

Received by the City Council as Local Planning Authority on 20/07/2026.

The submitted information is acceptable in regard to condition 9 only. In order to fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and be maintained and retained thereafter.

Condition 9 is now discharged on this basis.

Design - Main Entrance

The following information has been submitted in respect of this planning condition:

- 103040-HBA-XX-XX-DR-A-210470 Rev C01: Detail Section – Main Entrance Canopy
- 103040-HBA-XX-XX-DR-A-210471 Rev C01: Detail Plan – Main Entrance Canopy – A
- 103040-HBA-XX-XX-DR-A-210472 Rev C01: Detail Plan – Main Entrance Canopy – B
- 103040-HBA-XX-XX-DR-A-210475 Rev C01: Main Entrance Canopy – Setting Out

Received by the City Council as Local Planning Authority on 20/07/2026.

The submitted information is acceptable in regard to condition 10 only. In order to fully comply with the requirements of the condition, the development shall proceed in accordance with the approved measures.

Condition 10 is now discharged on this basis.

Bat Protection

The following information has been submitted in respect of this planning condition:

- Protected Species: Reasonable Avoidance Measures Method Statement – Bats (Prepared by Greengage; Report reference 553894jcc25Jun26DV01_PSR AMMS_Bat; Dated July 2026)

Received by the City Council as Local Planning Authority on 20/07/2026.

The submitted information is acceptable in regard to condition 11 only. In order to fully comply with the requirements of the condition, the development shall proceed in accordance with the approved measures.

Condition 11 is now discharged on this basis.

Date: 16 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.