Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

13th October 2026

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

FAO Michael Pearson

Dear Michael,

Manchester Metropolitan University All Saints Library, Manchester
Application for Discharge of Conditions 4, 5, 6a, 7, 8a, 9, 11 and 18a of Planning Permission Ref: 144697/FO/2025

Please find enclosed a condition discharge application in relation to the Manchester Metropolitan University new library development Planning Permission (Ref: 144697/FO/2025.) in Manchester. The application is submitted by Manchester Metropolitan University ('the Applicant').

This application is submitted to discharge conditions 4 (Construction Management Plan), 5 (Habitat Monitoring Management Plan), 6a (Local Benefits Proposal), 7 (Piling Method Statement), 8a (Landscaping Materials and Details), 9 (Surface Water Drainage Scheme), 11 (Window Detailing) and 18a (Ground Conditions) attached to Planning Permission Ref.144697/FO/2025.

Planning Permission Reference 144697/FO/2025 approved the following description of development:

"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."

Conditions Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for discharge of conditions 4 (Construction Management Plan), 5 (Habitat Monitoring Management Plan, 6a (Local Benefits Proposal), 7 (Piling Method Statement), 8a (Landscaping Materials and Details), 9 (Surface Water Drainage Scheme), 11 (Window Detailing) and 18a (Ground Conditions) specifically related to the new library development at All Saints Library, attached to planning permission 144697/FO/2025.

Each condition is address below and a summary of the condition wording and information submitted is set out in Table 1 underneath.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2026 Deloitte LLP. All rights reserved.

Deloitte.

Condition 4 (Detailed Construction Management Plan)

A Construction Environmental Management Plan (CEMP), prepared by Kier, has been submitted in support of the full discharge of Condition 4. The CEMP sets out the working practices and environmental controls to be implemented during construction of the Manchester Metropolitan University All Saints Library, in accordance with the requirements of the condition. Construction is programmed from February 2027 to May 2029, progressing from mobilisation, piling and substructure works through to completion of the concrete frame, building envelope, fit-out, commissioning and external works.

Condition 5 (Biodiversity Net Gain Plan & Habitat Monitoring and Management Plan (HMMP)

A Habitat Management and Monitoring Plan (HMMP), prepared by Planit, has been submitted in support of the full discharge of Condition 5. The HMMP provides a 30-year framework for the establishment, management and monitoring of on-site biodiversity enhancements, comprising five years of establishment maintenance followed by 25 years of long-term management. It includes measures for the retention and management of existing trees, new tree, shrub, herbaceous and boundary planting, habitat creation, biodiversity enhancement, annual monitoring and remedial action where required. The proposals align with the development's Biodiversity Net Gain objectives and relevant guidance, including BS 42020:2013, BS 5837:2012 and BS 3998:2010. The submitted information therefore satisfies the requirements of Condition 5, and its full discharge is respectfully requested.

Condition 6a (Local Benefits Proposal)

A Local Benefits Proposal has been prepared by Kier to support the partial discharge of Condition 6a. It sets out measures to promote local employment, apprenticeships, training and community benefits during construction, including targets for five new jobs, four new and 16 sustained apprenticeships, 100 hours of employability support, 27 weeks of student placements, four weeks of work trials and 144 hours of community activity. Delivery will be supported by local employment and training organisations, with progress monitored and reported to MCC every six months.

Conditon 7 (Piling Method Statement)

The submitted Method Statement and Risk Assessment, prepared by Foundation Piling Ltd, detail the proposed continuous flight auger piling methodology, sequence of works, plant and equipment, site-specific controls, and measures to protect groundwater and manage contamination risks. The submitted information provides the required details of the penetrative foundation method and satisfies the requirements of Condition 7.

Condition 8a (Landscaping Materials and Details)

The proposals seek to use materials which can be found elsewhere in the campus. The submitted landscaping materials schedule confirms the final hard landscaping materials, supported by images, specifications and locations of comparable materials used across the campus. The proposed material palette is therefore considered appropriate to the campus setting, and physical samples are not considered necessary to support the full discharge of Condition 8a.

Condition 9 (Detailed Surface Water Drainage Scheme)

The submitted Buro Happold Drainage Strategy and Flood Risk Assessment confirm that surface water will be managed using permeable paving, tree pits and channel drains, with runoff stored below ground before discharging to the existing combined sewer at a restricted rate of 11.0 l/s. The drainage network has been designed for the 1-in-100-year storm event plus a 45% climate-change allowance and has been agreed in principle with MCC and United Utilities. The submitted plans and calculations therefore satisfy the requirements of Condition 9 and support its full discharge.

Condition 11 (Window Detailing)

The submitted 1:5 typical details, window and curtain wall type drawings, and specification extracts set out the final details of the window reveals, framing, glazing and associated finishes. At a pre-application meeting on 28th April 2026, MCC agreed in principle that AkzoNobel Interpon D2525 in Canon 2525 (black blue), with a metallic matt finish, was acceptable for the window reveals and frames. MCC acknowledged this agreement via email on 29th April 2026. The submitted information therefore satisfies the requirements of Condition 11, and its full discharge is respectfully requested.

Condition 18 (Ground Conditions)

The submitted Ground Conditions Planning Documentation and Generic Quantitative Risk Assessment (GQRA) confirm that the site has already been subject to appropriate investigation, with no significant contamination risks or concentrations above the relevant commercial thresholds identified.

Section 11.3 of the GQRA (ref. 1044B-BHE-XX-XX-RP-CG-0002) concludes that, given the ground conditions, proposed works and assessed risks, no further investigation or formal Remediation Strategy is required, with earthworks to be managed through standard good practice and the Buro Happold Earthworks Specification. This approach was agreed in principle by MCC during a pre application meeting on 3rd July 2026. The submitted information is therefore considered sufficient to enable the full discharge of Condition 18a.

Table 1: Condition Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
4	**Detailed Construction / fit-out Management Plan** Notwithstanding the Outline Construction Environmental Management Plan (OCEMP) as received by the Local Planning Authority on 8/12/2025, prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters; – Routing of construction traffic and associated swept-path assessment; – Details of the location and arrangements for contractor parking;	Full Discharge	Construction Environmental Management Plan by Kier, dated 15 September 2026

	Condition Wording	Partial or Full Discharge	Documents Submitted
	– Traffic Management measures for vehicles, pedestrians and cyclists; – Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality: – The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; – Dust suppression measures; – Compound locations where relevant; – Sheeting over of construction vehicles; – Measures to control noise and vibration; – Community consultation strategy; – Measures to mitigate risks from falling objects impacting highway users during construction; – Confirmation of clearance distances resulting from proposed protective tree fencing along Oxford Road. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The construction of the development shall then be carried out in accordance with the approved plan.		
5	**Biodiversity Net Gain Plan & Habitat Monitoring and Management Plan (HMMP)** Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details, which shall be retained thereafter.	Full Discharge	Habitat Monitoring Management Plan by Planit, dated 18 July 2026 Biodiversity Net Gain Report and Ecology Report by Tyler Grange, dated 27 November 2025 / 03 February 2026
6a	**Local Benefits Proposal** (a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development. In this condition a Local Benefit Proposal means a document which includes:	Partial Discharge (part a)	MCC Construction Local Labour KPI Proposal and Reporting Template by Kier, undated

Deloitte.

Condition Wording		Partial or Full Discharge	Documents Submitted
	i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives		
7	Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development.	Full Discharge	Method Statement (Continuous Flight Auger Piling) by Foundation Piling Ltd, dated 24 September 2026 Risk Assessment – CFA Piling by Foundation Piling Ltd, dated 24 September 2026
8a	Landscaping Materials and Details (a) Notwithstanding the indicative landscaping details shown on drawing no. 1350BPLA-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; 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;	Full Discharge	Hardworks Material Samples Sketch (ref. 1350B-PLA-XX-XX-SK-L-001000) by Planit, dated 22 September 2026 Hardworks Material Samples Sketch (ref. 1350B-PLA-XX-XX-SK-L-001001) by Planit, dated 22 September 2026

Condition Wording		Partial or Full Discharge	Documents Submitted
	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		
9	Detailed Surface Water Drainage Scheme Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the Local Planning Authority. This shall include: – A finalised drainage layout showing all components, outfalls, levels and connectivity. – Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. – Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. A discharge rate of no greater than 11l/s is acceptable. – Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. Hydraulic calculations must correspond with the finalised drainage layout for cross-referencing. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.	Full Discharge	Drainage Strategy Report for Planning (ref. 1350B-BHE-XX-XX-DR-C-200001) by Buro Happold, dated 21 November 2025 Proposed Surface Water Drainage Plan (ref. 1350B-BHE-XX-XX-DR-C-003101) by Buro Happold, dated 27 April 2026 Proposed Foul Water Drainage Plan (ref. 1350B-BHE-XX-XX-DR-C-003102) by Buro Happold, dated 27 April 2026 Surface Water Network Hydraulic Results (ref. 1350B-BHE-XX-XX-DR-C-003100) by Buro Happold, dated 19 March 2026 Existing Impermeable Areas Plan (ref. 1350B-BHE-XX-XX-DR-C-001100) by Buro Happold, dated 20 August 2026 Proposed Impermeable Areas Plan (ref. 1350B-BHE-XX-XX-DR-C-001101) by Buro Happold, dated 20 August 2026 Submission of Details to Discharge Condition 9 (Surface Water Drainage) by Buro Happold, dated 20 August 2026
11	Window Detailing Prior to the commencement of the development and notwithstanding the approved plans listed within condition two of this development, final details and material samples for the window reveals and window framing of the development	Full Discharge	Condition 11 Materiality MCC Agreement Correspondence, dated 29th April 2026. Curtain Walling Extract Specification (ref. 1350B-HBA-XX-

Condition Wording		Partial or Full Discharge	Documents Submitted
	hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The approved material shall also be included within the material samples that shall be used to discharged condition 3 of this permission		XX-SP-A-900000-H11) by Hawkins Brown Aluminium window Extract Specification (ref. 1350B-HBA-XX-XX-SP-A-900000-L30) by Hawkins Brown Glazing Extract Specification (ref. 1350B-HBA-XX-XX-SP-A-900000-L40) by Hawkins Brown Curtain Wall Scoping Elevation - Roof Plant (ref. 1350B-HBA-XX-RF-DR-A-310220) by Hawkins Brown Window Types 01 (ref. 1350B-HBA-XX-XX-DR-A-310001) by Hawkins Brown Curtain Wall Types 01 (ref. 1350B-HBA-XX-XX-DR-A-310002) by Hawkins Brown Window Types 02 (ref. 1350B-HBA-XX-XX-DR-A-310003) by Hawkins Brown Curtain Wall Scoping Elevations – Lower Levels (ref. 1350B-HBA-XX-XX-DR-A-310200) by Hawkins Brown Curtain Wall Scoping Elevation - Upper Floors - External Perimeter (ref. 1350B-HBA-XX-XX-DR-A-310210) by Hawkins Brown Curtain Wall Scoping Elevations – Lower Levels (ref. 1350B-HBA-XX-XX-SH-A-310200) by Hawkins Brown Typical Slab Edge Section Detail - Curtain Wall / Rainscreen Cladding Interface - Level 02 (ref. 1350B-HBA-XX-02-DR-A-210702) by Hawkins Brown

Condition Wording		Partial or Full Discharge	Documents Submitted
			Typical Slab Edge Section Detail - Core Rainscreen Cladding / Glazed Box Interface Detail - Level 05 (ref. 1350B-HBA-XX-05-DR-A-210710) by Hawkins Brown Typical Slab Edge Section Detail - Ribbon Window Cill / Head Detail (ref. 1350B-HBA-XX-ZZ-DR-A-210706) by Hawkins Brown Typical Plan Detail – Ribbon Window / Rainscreen Cladding Interface (ref. 1350B-HBA-XX-ZZ-DR-A-210750) by Hawkins Brown Typical Plan Detail - Curtain Wall / Rainscreen Cladding Interface (ref. 1350B-HBA-XX-ZZ-DR-A-210752) by Hawkins Brown
18a	Ground Conditions (a) Notwithstanding the Ground Conditions Planning Document: 1350B-BHE-XX-XXRP-G-200001 Revision P02 and the Geoenvironmental Desk Study Report by Buro Happold (ref. 1044B-BHE-XX-XX-RP-CG-000001 dated 26 October 2023) stamped as received by the Local Planning Authority, on the 8 December 2025, before the development hereby approved commences, the following information shall be submitted for approval in writing by the Local Planning Authority: – Submission of site investigation proposals; – Submission of a site investigation and risk assessment report; – Submission of a remediation strategy. This is to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site	Partial Discharge (part a)	Generic Quantitative Risk Assessment (ref. 1044B-BHE-XX-XX-RP-CG-0002) by Buro Happold, dated 03 July 2024 Ground Conditions Planning Documentation (ref. 1350B-BHE-XX-XX-RP-G-200001) by Buro Happold, dated 28 October 2025 Specification for Earthworks (ref. 1350B-BHE-XX-XX-SP-G-000001) by Buro Happold, dated 01 July 2026

Condition Wording		Partial or Full Discharge	Documents Submitted
	Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.		

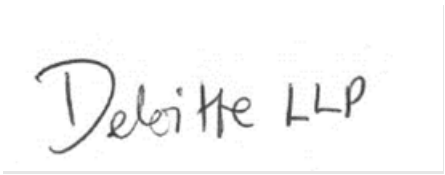
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref. PP-15254534

A fee has been paid to Manchester City Council for £309, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 4, 5, 6a, 7, 8a, 9, 11, 18a as outlined above. If you require any further details, please do not hesitate to contact Jennifer Chatfield ([redacted]) or Michaela Cummings ([redacted]

Yours sincerely



For Deloitte LLP
Encl.