MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

John Graham Construction Ltd
C/o Agent

Agent (if used)

Kelly McCann
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Reserved Matters application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission reference 138126/OO/2023 for the phased redevelopment to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation

Location: University Of Manchester, Fallowfield Campus, Wilmslow Road, Manchester, M14 6HD

Date of application: 17 March 2025

Application number: 142387/MO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development hereby approved must be begun not later than the expiration of two years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The following building drawings:

UMRF-SRA-ZA00-00-DR-A-02800 Rev P06 - ZONE A - BLOCK 01 & 02 - GA Ground Floor Plan
UMRF-SRA-ZA00-01-DR-A-02801 Rev P06 - ZONE A - BLOCK 01 & 02 -First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZA00-RF-DR-A-02806 Rev P06 - ZONE A - BLOCK 01 & 02- GA - Roof Plan
UMRF-SRA-ZA00-XX-DR-A-02821 Rev P06 - ZONE A - BLOCK 01 & 02- GA - Elevations Sheet 1
UMRF-SRA-ZA00-XX-DR-A-02822 Rev P06 - ZONE A - BLOCK 01 & 02- GA - Elevations Sheet 2
UMRF-SRA-ZA00-XX-DR-A-02823 Rev P06 - ZONE A - BLOCK 01 & 02- GA - Elevations Sheet 3

UMRF-SRA-ZB00-00-DR-A-02800 Rev P04 - ZONE B - BLOCK 03 - GA Ground Floor Plan
UMRF-SRA-ZB00-01-DR-A-02801 Rev P04 - ZONE B - BLOCK 03 - GA First Floor Plan (Typical Floor Plan 1st -4th Floors)
UMRF-SRA-ZB00-07-DR-A-02807 Rev P04 - ZONE B - BLOCK 03 - GA Seventh Floor Plan (Typical Floor Plan 5th - 7th Floors)
UMRF-SRA-ZB00-08-DR-A-02808 Rev P04 - ZONE B - BLOCK 03 - GA Eighth Floor Plan
UMRF-SRA-ZB00-09-DR-A-02809 Rev P03 - ZONE B - BLOCK 03 - GA Ninth Floor Plan
UMRF-SRA-ZB00-RF-DR-A-02814 Rev P04 - ZONE B - BLOCK 03 - GA Roof Plan
UMRF-SRA-ZB00-XX-DR-A-02821 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 1
UMRF-SRA-ZB00-XX-DR-A-02822 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 2
UMRF-SRA-ZB00-XX-DR-A-02823 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 3

UMRF-SRA-ZC00-00-DR-A-02800 Rev P03 - ZONE C - BLOCK 04 & 05 - GA Ground floor plan
UMRF-SRA-ZC00-01-DR-A-02801 Rev P03 - ZONE C - BLOCK 04 & 05 - GA First Floor Plan (Typical Floor Plan 1st-4th Floors)
UMRF-SRA-ZC00-05-DR-A-02805 Rev P03 - ZONE C - BLOCK 04 & 05 - GA Fifth Floor Plan (Typical floor plan 5th -7th Floors)
UMRF-SRA-ZC00-08-DR-A-02808 Rev P03 - ZONE C - BLOCK 05 - GA Eighth Floor Plan
UMRF-SRA-ZC00-09-DR-A-02809 Rev P03 - ZONE C - BLOCK 05 - GA Ninth Floor Plan (Typical floor plan 9th -13th Floors)
UMRF-SRA-ZC00-RF-DR-A-02814 Rev P03 - ZONE C - BLOCK 05 - GA Roof Plan
UMRF-SRA-ZC00-XX-DR-A-02821 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 1
UMRF-SRA-ZC00-XX-DR-A-02822 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 2
UMRF-SRA-ZC00-XX-DR-A-02823 Rev P03 - ZONE C - BLOCK 05 - GA Elevations Sheet 3
UMRF-SRA-ZC00-XX-DR-A-02824 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 4

UMRF-SRA-ZD00-00-DR-A-02800 Rev P02 - ZONE D - BLOCK 06 - GA Ground floor plan

UMRF-SRA-ZD00-01-DR-A-02801 Rev P02 - ZONE D - BLOCK 06 - GA First Floor Plan (Typical Floor Plan 1st - 4th Floors)
UMRF-SRA-ZD00-05-DR-A-02805 Rev P02 - ZONE D - BLOCK 06 - GA Fifth Floor Plan
UMRF-SRA-ZD00-RF-DR-A-02806 Rev P02 - ZONE D - BLOCK 06 - GA Roof Plan
UMRF-SRA-ZD00-XX-DR-A-02821 Rev P02 - ZONE D - BLOCK 06 - GA Elevations Sheet 1
UMRF-SRA-ZD00-XX-DR-A-02822 Rev P02 - ZONE D - BLOCK 06 - GA Elevations Sheet 2

UMRF-SRA-ZE00-00-DR-A-02800 Rev P04 - ZONE E - BLOCK 07&08 - GA Ground Floor Plan
UMRF-SRA-ZE00-01-DR-A-02801 Rev P04 - ZONE E - BLOCK 07&08 - First Floor Plan
UMRF-SRA-ZE00-02-DR-A-02802 Rev P04 - ZONE E - BLOCK 07 - General Arrangement Second Floor Plan (Typical Floor Plan 2nd -4th Floors)
UMRF-SRA-ZE00-05-DR-A-02805 Rev P04 - ZONE E - BLOCK 07 - GA Fifth Floor Plan
UMRF-SRA-ZE00-RF-DR-A-02806 Rev P04 - ZONE E - BLOCK 07 - Roof Plan
UMRF-SRA-ZE00-XX-DR-A-02821 Rev P04 - ZONE E - BLOCK 07&08 -GA Elevations Sheet 1
UMRF-SRA-ZE00-XX-DR-A-02822 Rev P04 - ZONE E - BLOCK 07&08 -GA Elevations Sheet 2
UMRF-SRA-ZE00-XX-DR-A-02831 Rev P01 - ZONE E - BLOCK 07&08 -Sections Sheet 1

UMRF-SRA-ZF00-00-DR-A-02800 Rev P02 - ZONE F - BLOCK 09&11 - GA Ground Floor Plan
UMRF-SRA-ZF00-01-DR-A-02801 Rev P02 - ZONE F - BLOCK 09&11 - GA First Floor Plan
UMRF-SRA-ZF00-02-DR-A-02802 Rev P02 - ZONE F - BLOCK 09&11 - GA Second Floor Plan (Typical Floor Plan 2nd -12th Floors)
UMRF-SRA-ZF00-13-DR-A-02813 Rev P02 - ZONE F - BLOCK 09&11 - Thirteenth Floor Plan
UMRF-SRA-ZF00-RF-DR-A-02814 Rev P02 - ZONE F - BLOCK 09&11 - Roof Plan
UMRF-SRA-ZF00-XX-DR-A-02821 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 1
UMRF-SRA-ZF00-XX-DR-A-02822 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 2
UMRF-SRA-ZF00-XX-DR-A-02823 Rev P02 - ZONE F - BLOCK 09- GA Elevations Sheet 3
UMRF-SRA-ZF00-XX-DR-A-02824 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 4
UMRF-SRA-ZF00-XX-DR-A-02825 Rev P02 - ZONE F - BLOCK 09- GA Elevations Sheet 5
UMRF-SRA-ZF00-XX-DR-A-02826 Rev P01 - ZONE F - BLOCK 09&11- GA Elevations Sheet 6
UMRF-SRA-ZF00-XX-DR-A-02831 Rev P01 - ZONE F - BLOCK 09- GA Sections Sheet 1

UMRF-SRA-ZF10-00-DR-A-02800 Rev P03 - CENTRAL HUB - ZONE F - BLOCK 10 - GA Ground Floor Plan
UMRF-SRA-ZF10-01-DR-A-02801 Rev P03 - CENTRAL HUB - ZONE F - BLOCK 10 - GA First Floor Plan

UMRF-SRA-ZF10-RF-DR-A-02802 Rev P02 - CENTRAL HUB - ZONE F - BLOCK 10 - GA Roof Plan
UMRF-SRA-ZF10-XX-DR-A-02821 Rev P03 - ZONE F - BLOCK 10 - GA Elevations Sheet 1
UMRF-SRA-ZF10-XX-DR-A-02822 Rev P03 - ZONE F - BLOCK 10 - GA Elevations Sheet 2
UMRF-SRA-ZF10-XX-DR-A-02823 Rev P02 - ZONE F BLOCK 10 - GA Elevations Sheet 3
UMRF-SRA-ZF10-XX-DR-A-02831 Rev P01 - ZONE F - BLOCK 10 - GA Sections Sheet 1

UMRF-SRA-ZG00-00-DR-A-02800 Rev P02 - ZONE G - BLOCK 12, 13, 14 &15 GA Ground Floor Plan
UMRF-SRA-ZG00-01-DR-A-02801 Rev P02 - ZONE G - BLOCK 12, 13, 14 &15 GA First Floor Plan
UMRF-SRA-ZG00-02-DR-A-02802 Rev P02 - ZONE G - BLOCK 12, 13,&14 GA Second Floor Plan (Typical Floor Plan 2nd - 5th Floors)
UMRF-SRA-ZG00-XX-DR-A-02806 Rev P02 - ZONE G - BLOCK 12, 13 & 14 - GA Roof Plan
UMRF-SRA-ZG00-XX-DR-A-02821 Rev P02 - ZONE G - BLOCK 12&13-GA Elevations Sheet 1
UMRF-SRA-ZG00-XX-DR-A-02822 Rev P02 - ZONE G - BLOCK 12,13,14&15 - GA Elevations Sheet 2
UMRF-SRA-ZG00-XX-DR-A-02823 Rev P02 - ZONE G - BLOCK 13,14&15 - GA Elevations Sheet 3
UMRF-SRA-ZG00-XX-DR-A-02824 Rev P02 - ZONE G -BLOCK 13,14&15 - GA Elevations Sheet 4

UMRF-SRA-ZH00-00-DR-A-02800 Rev P02 - ZONE H - Block 16&17 - GA- Ground Floor Plan
UMRF-SRA-ZH00-01-DR-A-02801 Rev P02 - ZONE H - Block 16&17 - GA- First Floor Plan (Typical Floor Plan 1st - 5th Floors)
UMRF-SRA-ZH00-RF-DR-A-02806 Rev P02 - ZONE H - Block 16&17 - GA Roof Plan
UMRF-SRA-ZH00-XX-DR-A-02821 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 1
UMRF-SRA-ZH00-XX-DR-A-02822 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 2
UMRF-SRA-ZH00-XX-DR-A-02823 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 3

UMRF-SRA-ZI00-00-DR-A-02800 Rev P02 - ZONE I - BLOCK 18 - GA- Ground Floor Plan
UMRF-SRA-ZI00-01-DR-A-02801 Rev P02 - ZONE I - BLOCK 18 - GA- First Floor Plan
UMRF-SRA-ZI00-02-DR-A-02802 Rev P02 - ZONE I - BLOCK 18 - GA- Second Floor Plan (Typical Floor Plan 2nd - 13th Floors)
UMRF-SRA-ZI00-14-DR-A-02814 Rev P02 - ZONE I - BLOCK 18 - GA- Fourteenth Floor Plan
UMRF-SRA-ZI00-RF-DR-A-02815 Rev P02 - ZONE I - BLOCK 18 - GA- Roof Plan
UMRF-SRA-ZI00-XX-DR-A-02821 Rev P02 - ZONE I - BLOCK 18 - GA Elevations Sheet 1
UMRF-SRA-ZI00-XX-DR-A-02822 Rev P02 - ZONE I - BLOCK 18 - GA Elevations Sheet 2
UMRF-SRA-ZI00-XX-DR-A-02823 Rev P02 - ZONE I - BLOCK 18 - GA Elevations Sheet 3

UMRF-SRA-ZJ00-00-DR-A-02800 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA Ground Floor Plan
UMRF-SRA-ZJ00-01-DR-A-02801 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA First Floor Plan
UMRF-SRA-ZJ00-02-DR-A-02802 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA Second Floor Plan (Typical Floor Plan 2nd - 10th Floors)
UMRF-SRA-ZJ00-11-DR-A-02811 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA Eleventh Floor Plan
UMRF-SRA-ZJ00-12-DR-A-02812 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Twelfth Floor plan
UMRF-SRA-ZJ00-13-DR-A-02813 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Thirteenth Floor plan
UMRF-SRA-ZJ00-RF-DR-A-02814 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Roof plan
UMRF-SRA-ZJ00-XX-DR-A-02821 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 1
UMRF-SRA-ZJ00-XX-DR-A-02822 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 2
UMRF-SRA-ZJ00-XX-DR-A-02823 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 3
UMRF-SRA-ZJ00-XX-DR-A-02824 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 4
UMRF-SRA-ZJ00-XX-DR-A-02825 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 5
UMRF-SRA-ZJ00-XX-DR-A-02826 Rev P01 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 6

UMRF-SRA-ZK00-00-DR-A-02800 Rev P02 - ZONE K - BLOCK 22&23 -GA Ground Floor Plan
UMRF-SRA-ZK00-01-DR-A-02801 Rev P02 - ZONE K - BLOCK 22&23 -GA First Floor Plan (Typical Floor Plan 1st - 5th Floors)
UMRF-SRA-ZK00-RF-DR-A-02806 Rev P02 -ZONE K - BLOCK 22&23 GA Roof Plan
UMRF-SRA-ZK00-XX-DR-A-02821 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 1
UMRF-SRA-ZK00-XX-DR-A-02822 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 2
UMRF-SRA-ZK00-XX-DR-A-02823 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 3

UMRF-SRA-ZL00-00-DR-A-02800 Rev P01 - ZONE L - BLOCK 24&25 - GA Ground Floor Plan
UMRF-SRA-ZL00-01-DR-A-02801 Rev P03 - ZONE L - BLOCK 24&25 - GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZL00-RF-DR-A-02806 Rev P02 - ZONE L - BLOCK 24&25 - GA Roof Plan
UMRF-SRA-ZL00-XX-DR-A-02821 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 1
UMRF-SRA-ZL00-XX-DR-A-02822 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 2
UMRF-SRA-ZL00-XX-DR-A-02823 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 3

UMRF-SRA-ZM00-00-DR-A-02800 Rev P02 - ZONE M - BLOCK 26&27 -GA Ground Floor Plan

UMRF-SRA-ZM00-01-DR-A-02801 Rev P02 - ZONE M - BLOCK 26&27 -GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZM00-RF-DR-A-02806 Rev P02 - ZONE M - BLOCK 26&27 -GA Roof Plan
UMRF-SRA-ZM00-XX-DR-A-02821 Rev P02 - ZONE M - BLOCK 26&27 -GA Elevation Sheet 1
UMRF-SRA-ZM00-XX-DR-A-02822 Rev P02 - ZONE M - BLOCK 26&27 -GA Elevation Sheet 2
UMRF-SRA-ZM00-XX-DR-A-02823 Rev P01- ZONE M - BLOCK 26&27 -GA Elevation Sheet 3

UMRF-SRA-ZN00-00-DR-A-02800 Rev P02 - ZONE N - BLOCK 28&29 - GA Ground Floor Plan
UMRF-SRA-ZN00-01-DR-A-02801 Rev P02 - ZONE N - BLOCK 28&29 - GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZN00-RF-DR-A-02806 Rev P02 - ZONE N - BLOCK 28&29 - GA Roof Plan
UMRF-SRA-ZN00-XX-DR-A-02821 Rev P02 - ZONE N - BLOCK 28&29 - GA Elevation Sheet 1
UMRF-SRA-ZN00-XX-DR-A-02822 Rev P02 - ZONE N - BLOCK 28&29 - GA Elevation Sheet 2
UMRF-SRA-ZN00-XX-DR-A-02823 Rev P02 - ZONE N - BLOCK 28&29 - GA Elevation Sheet 3

UMRF-SRA-ZZ-00-DR-A-02821 Rev P01 - Proposed site context Elevations Sheet 1
UMRF-SRA-ZZ-00-DR-A-02822 Rev P01 - Proposed site context Elevations Sheet 2
UMRF-SRA-ZZ-00-DR-A-02823 Rev P01 - Proposed site context Elevations Sheet 3

UMRF-SRA-ZZ-XX-DR-A-02861 Rev P02 - Bay 1 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02862 Rev P02 - Bay 2 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02863 Rev P02 - Bay 3 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02870 Rev P01 - Accommodation Blocks Window Grille Design Intent Panel Types

7172-SRA-XX-XX-SA-A-SK002 Rev J - Accommodation Schedule

Site layout drawings:
UMRF-SRA-ZZ-00-DR-A-02810 Rev P03 Proposed Ground Floor Masterplan
UMRF-SRA-ZZ-01-DR-A-02811 Rev P02 Proposed First Floor Masterplan
UMRF-SRA-ZZ-02-DR-A-02812 Rev P02 Proposed Second Floor Masterplan
UMRF-SRA-ZZ-RF-DR-A-02814 Rev P01 Proposed Roof plan Masterplan
UMRF-SRA-ZZ-XX-DR-A-02802 Rev P01 Proposed Site Plan
UMRF-SRA-ZZ-XX-DR-A-02853 Rev P01 Site Zone & Neighbourhood Plan
UMRF-SRA-ZZ-RF-DR-A-02805 Rev P01 Proposed levels and Building Heights Plan

The following landscape drawings:
UMRF-LAP-XX-00-DR-L-00002 Rev P7 Proposed Landscape GA
UMRF-LAP-XX-00-DR-L-10000 Rev P5 Neighbourhood 1GA
UMRF-LAP-XX-00-DR-L-20000 Rev P4 Neighbourhood 2GA
UMRF-LAP-XX-00-DR-L-30000 Rev P3 Neighbourhood 3GA
UMRF-LAP-XX-00-DR-L-40000 Rev P3 Neighbourhood 4GA
UMRF-LAP-XX-00-DR-L-50000 Rev P3 Neighbourhood 5GA
UMRF-LAP-XX-00-DR-L-10001 Rev P2 Neighbourhood 1 Planting
UMRF-LAP-XX-00-DR-L-20001 Rev P2 Neighbourhood 2 Planting
UMRF-LAP-XX-00-DR-L-30001 Rev P2 Neighbourhood 3 Planting
UMRF-LAP-XX-00-DR-L-40001 Rev P2 Neighbourhood 4 Planting

UMRF-LAP-XX-00-DR-L-50001 Rev P2 Neighbourhood 5 Planting
UMRF-LAP-XX-00-DR-L-60001 Rev P2 Central Hub/Open Space Planting
UMRF-LAP-XX-00-DR-L-60000 Rev P2 Central Hub and Open Space GA
UMRF-LAP-XX-00-DR-L-00003 Rev P5 Proposed Tree Removals
UMRF-LAP-XX-00-DR-L-00004 Rev P1 Landscape Roof Plan
UMRF-LAP-XX-00-DR-L-00008 Rev P4 Proposed Hard Landscaping
UMRF-LAP-XX-00-DR-L-00010 Rev P3 Street Furniture strategy
UMRF-LAP-XX-00-DR-L-00012 Rev P2 Proposed BNG Area Plan
UMRF-LAP-XX-00-DR-L-00014 Rev P5 Proposed Boundary Treatments
UMRF-LAP-XX-00-DR-L-00016 Rev P5 Proposed Trees
UMRF-LAP-XX-00-DR-L-00019 Rev P4 Signage Strategy
UMRF-LAP-XX-00-DR-L-00022 Rev P7 Cycle Parking Strategy
UMRF-LAP-XX-00-RP-L-30000 Rev P1 Landscape Statement
UMRF-LAP-XX-00-RP-L-30001 Rev P5 Arboricultural Impact Assessment and Method Statement

Approved Documents:
Invasive Non-Native Species Survey and Method Statement - Report Ref.: GRA001-013-001/004/001 October 2024 prepared by Thomson Environmental Consultants
Biodiversity Net Gain Report - Report Ref GRA001-013-001/001/002 February 2025 prepared by Thomson Environmental Consultants
Detailed Unexploded Ordnance (UXO) Risk Assessment Report reference DA20699-00 dated 14/10/2024 prepared by 1st Line Defence
Student Management Plan Dated January 2025 Version 01
UMRF-LAP-XX-00-RP-L-30001 P5
Mitzi Cunliffe Relief proposal as set out within section 5.23 of the Design and Access Statement 20th February 2025
Operational Traffic Management Plan (Move In/Out Days) reference 0062342-BHE-XX-XX-RP-TP-0040 Revision P01 dated 29th August 2025 prepared by Buro Happold
Technical Note 012 - Off-Site Highways Provision dated 11.09.2025 prepared by Graham
Design and Access Statement reference UMRF-SRA-XX-XX-RP-A-00100 rev P05

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DM1 of the Manchester Core Strategy and policies JP-S1, JP-H3, .JP-H4 of Places for Everyone Joint Development Plan Document.

3) The demolition of Building B18 as identified in the Bat Dusk Emergence Survey - Thomson Environmental Consultants: Project No: RID002-002-003/001/001 shall not in any circumstances commence unless the local planning authority has been provided with either:
a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as being retained within drawing reference UMRF-LAP-XX-00-DR-L-00003 Rev

P5 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(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)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy and policy JP-G7 of Places for Everyone.

5) The development hereby approved shall be undertaken in accordance with the Method Statement as set out within the Invasive Non-Native Species Survey and Method Statement report prepared by Thomson Environmental Consultants reference GRA001-013-001/004/001.

Reason - To prevent the spread of invasive species which have previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

6) a) Notwithstanding the landscape drawings listed within condition 2 of this decision, prior to the commencement of above ground works within any phase of development, full details of the hard and soft landscaping scheme for that phase based upon the general principles contained within the approved plan and including materials, layouts, planting specifications together with a timescales for its implementation shall be submitted for approval in writing by the City Council as Local Planning Authority.

b)If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy and policies JP-G2 and G6-G8 of Places for Everyone.

7) a) The development hereby approved shall be carried out in accordance with the following agreed details:

- Bricks and mortar type
i) Forterra "Canterbury" with natural mortar
ii) Forterra "Westcroft" with natural mortar

- Reconstituted stone types
i) Polished Recon Stone "Red Granite" DRS1346 P
ii) Acid Etched Recon Stone "Coral" LC431R15 AE
iii) Polished Recon Stone "Light Granite" LC155 P
iv) Acid Etched Recon Stone "Fallowfeld White" LC155 AE
v) Polished Recon Stone "Grey Granite" DRS1324 P
vi) Acid Etched Recon Stone "Manchester Sky" LC155B1000 AE
vii) Polished Recon Stone "Grey Granite" [*with red fleck]
viii) Acid Etched Recon Stone "Manchester Sky" [*with red fleck]
ix) Polished Recon Stone "Light Granite with red" DRS1323 P
x) Acid Etched Recon Stone "Fallowfeld White" DRS1345 DAE
xi) Recon Stone "Emerald Green" LC62G12000

-Glazed Bricks
i) Green Type 1 Crystal Clear "Vert d'eau" RAIRIES MONTRIEUX
ii) Green Type 2 Crystal Clear "Nenuphar" RAIRIES MONTRIEUX
iii) Brown Type 1 Twice-fired glazing RAL 3.11 RAIRIES MONTRIEUX
iv) Green Type 3 Crystal Clear "Eucalyptus" RAIRIES MONTRIEUX

And the details of colouration and materials of windows/doors, flashings/copings and soffits, louvered plant screen and entrance canopies as set out on the Façade Material Summary Rev B dated 28th July 2025

b) Prior to above ground works commencing within any relevant phase, with the exception of site clearance and demolition, the following further details shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to that phase:
i. Samples and specifications of all other materials to be used on all external elevations including external elevation and material details of the: Central Hub building (Block 10 on the approved drawings); and, all bicycle parking facilities.
ii. Jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details to be used to prevent staining; and details of the glazing and frames.
iii. A strategy for quality control management.

The development of each phase shall be carried out in accordance with the agreed details.

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, EN3 and DM1 of the Core Strategy and policies JP-S1, JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan document.

8) The car parking spaces as identified on the approved plans listed within condition 2 of this decision shall be laid out, demarcated and be ready for use prior to the first occupation of the residential accommodation associated with the phase of development in which the car parking is located. The parking areas shall be available for use at all times whilst the development is in operation.

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy and policy JP-C1 of the Places for Everyone Joint Development Plan Document.

9) The development hereby approved shall include provision of the following: 21 accessible rooms, of which 17 are independent disabled (M2) rooms and 4 additional needs (M3) rooms as set out within section 5.2 of the Design and Access Statement reference UMRF-SRA-XX-XX-RP-A-00100 rev P05.

Reason - To ensure a range of accessible facilities are available at the development pursuant to policy DM1 of the Core Strategy and policy JP-H3 of the Places for Everyone Joint Development Plan Document.

10) Prior to the first occupation of the development or any phase of development, a scheme to investigate the provision, including timescales for delivery, of a car club bay within the vicinity of the site shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To provide a range of travel mode options to those who reside at the development pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012) and policies JP-C1 and JP-C8 of the Places for Everyone Joint Development Plan Document.

11) The development hereby approved shall be operated, whilst it is occupied and in use, in accordance with the Operational Traffic Management Plan (Move In/Move Out days) dated 29th August 2025 as set out in condition 2 of this decision notice.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

12) Prior to the commencement of above ground structures being installed for any phase of development hereby approved, provision shall be made to the City Council towards the off-site highway works as detailed within the Technical Note 012 dated 11th September 2025 and confirmation of this provision shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt these works exclude those related to the 3 No. site entrances as advised in BH Document reference 0062342-BHE-XX-XX-RP-TP-0020 relating to condition 24 of outline planning approval refernece 138126/OO/2023.

Reason - To enable improvements to be made to transport infrastructure in the vicinity of the site in the interests of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012) and policies JP-C1 and JP-C8 of the Places for Everyone Joint Development Plan Document.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 19 September 2025

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 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 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 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.