Development Management
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Planning Portal submission

4 February 2026

Tiger (Carmoor Road) Limited
Application ref. 135576/FO/2022
88-90 Carmoor Road, Manchester, M13 0FB
NMA application under S96A of the Town and Country Planning Act, 1990 (as amended)

Dear Development Management

Background

Sevo Planning Limited (Sevo) is instructed by Tiger (Carmoor Road) Limited (Tiger Developments), to apply under S96A of the Town and Country Planning Act, 1990 (as amended) to vary conditions #3, #7, #16, #18 and #24 attached to planning permission ref. 135576/FO/2022.

No amendment is sought to any other condition attached to the planning permission.

The local planning authority granted planning permission on 18 November 2025 for:

Erection of part three storey, part six storey purpose-built student accommodation (sui generis) with 172 beds in a mix of studio and cluster units, together with ancillary facilities, shared amenity space, site access and other associated works following demolition of existing buildings

Applicant

Planning application ref. 135576/FO/2022 was made in the name Tiger Developments Limited. The application site is now in the ownership of Tiger (Carmoor Road) Limited.

Notice is served on Manchester City Council Estates as the freehold owner of the application site.

Submission

Submitted with this non-material amendment application are:

1. Submission drawings – Lechler Hayes
- Ref: 2205-LHA-10-ZZ-DR-A-PL-003 Rev P03 Site Plan - Proposed, January 2026
- Ref: 2205-LHA-20-00-DR-A-PL-010 Rev P03 Level 00 Plan, January 2026
- Ref: 2205-LHA-20-01-DR-A-PL-011 Rev P03 Level 01 Plan, January 2026
- Ref: 2205-LHA-20-02-DR-A-PL-012 Rev P03 Level 02 Plan, January 2026
- Ref: 2205-LHA-20-03-DR-A-PL-013 Rev P03 Level 03 Plan, January 2026
- Ref: 2205-LHA-20-04-DR-A-PL-014 Rev P03 Level 04 Plan, January 2026
- Ref: 2205-LHA-20-05-DR-A-PL-015 Rev P03 Level 05 Plan, January 2026
- Ref: 2205-LHA-20-RF-DR-A-PL-016 Rev P03 Roof Plan, January 2026
- Ref: 2205-LHA-20-ZZ-DR-A-PL-020 Rev P03 North East Elevation (Carmoor Road Elevation) & South West Elevation, January 2026
- Ref: 2205-LHA-20-ZZ-DR-A-PL-021 Rev P03 North West & South East Elevations, January 2026
- Ref: 2205-LHA-20-ZZ-DR-A-PL-022 Rev P03 Courtyard Elevations, January 2026
- Ref: 2205-LHA-20-ZZ-DR-A-PL-030 Rev P03 Proposed Site Sections 01, January 2026
- Ref: 2205-LHA-20-ZZ-DR-A-PL-031 Rev P03 Proposed Site Sections 02, January 2026
- Ref: 2205-LHA-21-ZZ-DR-A-PL-040 Rev P03 Facade Bay Study 01 - Carmoor Road, January 2026
- Ref: 2205-LHA-21-ZZ-DR-A-PL-041 Rev P03 Facade Bay Study 02 - Carmoor Road, January 2026
- Ref: 2205-LHA-21-ZZ-DR-A-PL-042 Rev P03 Facade Bay Study 03 - Carmoor Road, January 2026

2. Non-Material Amendment Design Statement – Lechler Hayes
- Ref. 2205-LHA-XX-XX-RP-A-PL-003_P01, January 2026 – Lechler Hayes

3. Landscape strategy - TPM
- Landscape Proposals (ref. 4260 501F), February 2026 – TPM Landscape
- Landscape Layout (ref. 4260 101G), February 2026 – TPM Landscape

4. NMA planning statement - Sevo
- Non-material amendment planning statement, February 2026 – Sevo

Non-material amendments sought

Non material amendments sought are as described in the submitted Non-Material Amendment Design Statement ref. 2205-LHA-XX-XX-RP-A-PL-003_P01, dated January 2026 (Lechler Hayes) and the Non-Material Amendment Planning Statement, dated February 2026 (Sevo). The non-material amendments sought result in a requirement for requisite changes to the wording of conditions #3, #7, #16, #18 and #24 attached to the planning permission. This is necessary to update drawing references in these five conditions.

The proposed amendments arise from a combination of:

1) regulatory updates;
2) ongoing technical design development; and
3) coordination across the design team since the local planning authority resolved grant planning permission at its committee meeting in June 2023.

Conditions requiring amendment

Condition (3) attached to the planning permission states that the development shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 2 May 2023:

- Proposed Site Plan (ref: 2205-LHA-10-ZZ-DR-A-PL-003_P02);
- Proposed Ground Floor Plan (ref: 2205-LHA-20-00-DR-A-PL-010_P02);
- Proposed Level 01 Plan (ref: 2205-LHA-20-01-DR-A-PL-011_P02);
- Proposed Level 02 Plan (ref: 2205-LHA-20-02-DR-A-PL-012_P02);
- Proposed Level 03 Plan (ref: 2205-LHA-20-03-DR-A-PL-013_ P02);
- Proposed Level 04 Plan (ref: 2205-LHA-20-04-DR-A-PL-014_P02);
- Proposed Level 05 Plan (ref: 2205-LHA-20-05-DR-A-PL-015_ P02);
- Proposed Roof Plan (ref: 2205-LHA-20-RF-DR-A-PL-016_ P02);
- North East & South West Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-020_ P02);
- North West & South East Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-021_P02);
- Courtyard Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-022_ P02);
- Proposed Site Sections 01 (ref:2205-LHA-20-ZZ-DR-A-PL-030 _P02);
- Proposed Site Sections 02 (ref: 2205-LHA-20-ZZ-DR-A-PL-031_ P02);
- Typical Facade Bay Study 01 (ref: 2205-LHA-21-ZZ-DR-A-PL-040_ P02);
- Typical Facade Bay Study 02 (ref: 2205-LHA-21-ZZ-DR-A-PL-041_ P02)
- Typical Facade Bay Study 03 (ref: 2205-LHA-21-ZZ-DR-A-PL-042_ P02)
- Design and Access Statement Addendum (ref: 2205-LHA-XX-XX-RP-A-PL-002_P03), Lechler Hayes, April 2023;

- Landscape Proposals (ref: 4260 501E), TPM Landscape, April 2023;
- Landscape Layout (ref: 4260 101F), TPM Landscape, April 2023.

Lechler Hayes drawings with prefix 2205-LHA detail the proposed amendments and each is version ***P03*** rather than P02.

An approval of the non-material changes sought should refer to the Design and Access Statement Addendum (ref: 2205-LHA-XX-XX-RP-A-PL-002_P03), Lechler Hayes, April 2023 ***as amended by Non-Material Amendment Design Statement (ref. 2205-LHA-XX-XX-RP-A-PL-003_P01), Lechler Hayes, January 2026.***

Lechler Hayes drawings with prefix 2205-LHA are also referenced in conditions #7 and #24 and in each instance an approval of the non-material changes sought should refer version ***P03*** of those drawings rather than P02.

There is a *de minimis* variation in the TPM Landscape documents referenced in conditions #3, #16 and #18. The Landscape Proposals and Landscape Layout are unchanged save for the hard landscaping surface treatment (proposed pre-cast concrete permeable paving brick style block) being extended in the far northern part of the site in lieu of an omitted sub-station building. The TPM Landscape Proposals document is superseded by document ref. 4260 501**F**. The TPM Landscape Layout is superseded by drawing ref. 4260 101**G**.

Justification for NMA submission

Government intention is that S96A of the Town and Country Planning Act, 1990 (as amended) provides practical and flexible means for landowners and developers to respond to changing circumstances.

Section 96A affords a local planning authority the ability to make non-material changes to a planning permission. An LPA may make a change to any planning permission[1], relating to land in its area, provided that it is satisfied that the change is non-material.

There is no statutory definition of *non-material*. This is because whether a change is rightly considered to be non-material is dependent on the context of the overall scheme for which the LPA has granted planning permission[1].

[1] Or any permission in principle granted following an application to a local planning authority

In deciding whether a proposed change is non-material, an LPA must have regard to the effect of the change, together with any previous changes made under S96A, on the planning permission as originally granted.

The effect of the proposed changes in this instance amount to very limited design refinements to the development granted planning permission. These changes have no bearing on the of the proposed development having regard to the development plan and material considerations in terms of principle or design.

The applicant has engaged and worked collaboratively with planning officers at Manchester City Council (MCC).

The applicant submitted in January 2026: a Proposed non-material amendment submission briefing note (Sevo); a Non-Material Amendments Design Statement (Lechler Hayes); and a full suite of existing and proposed drawings.

MCC officers confirmed that the proposed changes which are the subject of this submission are individually and cumulatively non-material in nature.

The proposed non material amendment would not alter the nature of the proposal, or have any material impact on the development, the surrounding area or nearby uses.

The proposed changes are entirely consistent with the Government intention of allowing for greater flexibility in planning permissions, and providing landowners and developers with practical and flexible means to respond to changing circumstances.

Summary

Tiger (Carmoor Road) Limited is applying under S96A of the Town and Country Planning Act, 1990 (as amended) to vary conditions attached to planning permission ref: 135576/FO/2022.

Limited design changes are required to address regulatory updates and capture ongoing design evolution, with consequential changes to drawing references in condition #3, condition 7, condition #16, condition #18 and condition #24.

No other variation of condition is sought or required.

Tiger Developments is firmly of the view that the changes sought can be dealt with by way of a non-material amendment approval as the proposed amendments would not alter the character

and appearance of the development or have any material impact on the development granted planning permission, the surrounding area or nearby uses.

Officers have agreed with this position informally, in pre-application exchanges.

We trust that this submission sets out clearly the required changes.

Should you need to discuss any matter concerning this NMA submission, please contact Sevo Planning in the first instance.

Yours faithfully

Sevo

Sevo planning.consultancy

e: projects@sevoplanning.co.uk