

26 February 2026

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

FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to fully discharge Condition 24 (Highway Works) attached to Planning Permission Ref. 138126/OO/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Condition 24 (Highway Works), attached to Planning Permission Ref. 138126/OO/2023.

1. Background

On 19 January 2024, Outline Planning Permission was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The Description of Development as stated on the Decision Notice is as follows:

“Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was approved on 19 September 2025 providing details on appearance, landscaping, layout and scale of the development.

A Discharge of Condition application (Ref. CDN/25/0845) was submitted on 8 September 2025 to discharge Conditions 13, 24 (partially), 26 and 32 (a) attached to Planning Permission Ref. 138126/00/2023. This application partially discharged Condition 24 to permit works, specifically demolition of buildings outside of Phase 1a unrelated to the Section 278 agreement, to proceed.

2. Discharge of Condition

To address the full requirements of Condition 24, an application for Section 278 agreement (application reference: 6107262) was submitted on 1 February 2026. As agreed with MCC via email exchange on 12 February 2026, this Discharge of Condition application is now being submitted to fully discharge Condition 24 attached to this Outline Planning Permission. This includes information submitted under the S278 application, outlining the proposed works and their implementation timescales.

Condition 24- Highway Works

The wording of Condition 24 states that:

Prior to the commencement of development in each phase with the exception of the demolition of buildings within Phase 1a as identified on drawing 'Phase One A - Owens Park Planned Demolition Figure 2', full details of all necessary off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works could include:

- Required amendments to TRO's to protect visibility splays*
- Full technical details of all vehicular and pedestrian accesses, associated tactile paving, dropped kerbs etc*
- Reinstatement of any footway or amended redundant accesses.*

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.

The following documents are being submitted to demonstrate compliance and fully discharge Condition 24:

- S278 Application Details (Application Reference: 6107262)
- General Arrangement And Site Clearance S278 Highway Works (Drawing Reference: 0062342-BHE-XX-XX-DR-C-2110 Rev P01)
- Proposed Utilities S278 Highway Work (Drawing Reference: 0062342-BHE-XX-XX-DR-C-2111 Rev P01)
- Vehicle Tracking And Visibility Requirements S278 Highway Works (Drawing Reference: 0062342-BHE-XX-XX-DR-C-2112 Rev P01)
- Pavement Details S278 Highway Works (Document Reference: 0062342-BHE-XX-XX-DR-C-2113 Rev P01)
- Proposed TRO- S278 Highway Works (Drawing Reference: 0062342-BHE-XX-XX-DR-C-2114 Rev P01)

- S278 Agreement deposit receipt

The S278 application form submitted with this application outlines the detailed timescales and scope for the highway works, which are divided into three distinct areas:

- **Area 1** - Wilmslow Road Northern Access - Approximately commencing February 2028;
- **Area 2** - Wilmslow Road Central Access- Approximately commencing February 2028;
- **Area 3** - Moseley Road- Approximately commencing April 2028.

Each of these sections is anticipated to take between 12 to 14 weeks to complete. As outlined in the S278 application, the typical works will consist of removal of existing tactile paving and kerb line, installation of new splayed kerb to separate cycle lane from footway, levels to be raised to tie into existing footway and new localised footway surfacing to match existing adjacent areas.

The agreed timescales within the S278 agreement ensure that the necessary off-site highway infrastructure will be in place to support the development's occupation.

We therefore request Condition 24 is fully discharged.

3. Application Submission

The application is submitted alongside the application form, requisite fee of £383 (including £85 service charge and the below documents:

- **S278 Application Details** (*Application Reference: 6107262*);
- **S278 Agreement deposit receipt**;
- **General Arrangement and Site Clearance S278 Highway Works** (*Drawing Reference: 0062342-BHE-XX-XX-DR-C-2110 Rev P01*), prepared by Buro Happold;
- **Proposed Utilities S278 Highway Work** (*Drawing Reference: 0062342-BHE-XX-XX-DR-C-2111 Rev P01*), prepared by Buro Happold;
- **Vehicle Tracking and Visibility Requirements S278 Highway Works** (*Drawing Reference: 0062342-BHE-XX-XX-DR-C-2112 Rev P01*), prepared by Buro Happold;
- **Pavement Details S278 Highway Works** (*Document Reference: 0062342-BHE-XX-XX-DR-C-2113 Rev P01*), prepared by Buro Happold;
- **Proposed TRO- S278 Highway Works** (*Drawing Reference: 0062342-BHE-XX-XX-DR-C-2114 Rev P01*), prepared by Buro Happold.

The application has been submitted through the Planning Portal (Ref. PP-14709614).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 24 as outlined above.

If you require any further details, please do not hesitate to contact Katie Wray (kawray@deloitte.co.uk / +44 161 455 6350) or Ragini Dutta (raginidutta@deloitte.co.uk / +44 330 138 6276).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

