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Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Planning Portal submission

6 March 2026

GMI Construction Group Plc
Planning permission ref. 135576/FO/2022
88-90 Carmoor Road, Manchester, M13 0FB
Approval of details reserved by condition #8 attached to the planning permission

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Dear Development Management

Background

Sevo Planning Limited (Sevo Planning) is instructed by GMI Construction Group Plc, referred to hereafter as the applicant, to apply for approval of details reserved by condition. This is in accordance with Part 5 (27) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The planning permission and conditions for which approval of details is sought

Manchester City Council as 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

The condition for which approval of details is sought is:

#8) The development hereby approved shall be implemented in accordance with the submitted Phase I Desk Study (Ref: P451205-DOC-S-001) prepared by Whitby Wood, dated 18 November 2022, received by the City Council as Local Planning Authority on 23 November 2022.

The measures for investigating the site shall be carried out, before the development commences (excluding demolition) 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 City Council as local planning authority.

Submission material

Submitted in seeking approval of the details reserved by condition #8) are:

- Phase II Contamination and Geotechnical Assessment ref LS7347 Version A – Land Science, April 2024
- Supplementary Phase II Contamination Assessment ref LS9115 Version A – Land Science, February 2026
- Remediation Strategy ref: P452204 L074-WTW-11-XX-XX-T-G-000005 Revision P03 – Whitby Wood, March 2026

Other matters

The applicant is aware that condition #8) has a compliance element.

The requisite £298.00 fee plus an administration fee of £85.00 was paid via the Planning Portal.

Should you have any questions regarding this submission, please contact Sevo Planning.

Yours faithfully

Sevo

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