Planning

Growth & Development

Delegated officer report for planning application

Application no.	145116/NMC/2026
Date registered valid:	4 February 2026
Proposal:	Non material amendment to permission referenced 135576/FO/2022 to enable alteration of wording of conditions 3 (specified plans), 7 (waste management), 16 (biodiversity), 18 (landscaping) and 24 (cycle parking) to allow removal of substation, alterations to window detailing, building name signage indicated, plant room doors repositioned, louvres and ventilation amended, lighting and elevational changes and internal layout alterations.
Address:	88-90 Carmoor Road, Manchester, M13 0FB
Ward(s):	Ardwick Ward
Applicant:	Tiger (Carmoor Road) Limited
Agent (if any):	Mr Stephen Morgan-Hyland, Sevo Planning Limited
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 February 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site is situated to the western side of Carmoor Road and measures approximately 0.2 hectares in area. The site can be accessed via Autumn Street off Upper Brook Street to the west and from Carmoor Road to the east.

The site is derelict, with demolition of existing buildings underway. Former uses of buildings on the site include a garage workshop, residential fats and a private day nursery

The site is bounded to the north by a two-storey community centre, managed by the West Indian Organisations Coordinating Committee (WIOCC). Further to the north and the west, the site is flanked by a large, student halls of residence, ranging from 3-6 storey in height and is served by a rear parking area accessed via an under-croft from Blackstock Street.

To the south, fronting Hathersage Road, is a 2 storey parade of commercial units with residential flats above. The parade is neighboured by a 3 storey block of student flats to the south-west, at the corner with Upper Brook Street.

To the east, on the opposite side of the road is a car park associated with Octagon House.

The site is situated adjacent to the defined Oxford Road Corridor regeneration area. Manchester University NHS Foundation Trust hospital and associated uses are located a short distance to the west along Upper Brook Steet and Oxford Road.

In terms of further uses within the immediate surroundings, the area includes various residential and commercial uses, including offices, a multi storey car park, local shops and hot food takeaways. Opposite the site to south-east at the corner of Carmoor Road and Hathersage Road is Octagon House – a prominent, multi storey, office building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Non material amendment to planning permission referenced 135576/FO/2022 which allowed for the erection of a 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.

In this case, several amendments are sought following regulatory updates, ongoing technical design development and health and safety requirements as detailed on the submitted, revised drawings. Namely:

-The removal of the sub-station;
-The width of windows with soldier course banding at cill/head increased by 112.55mm;
-2 no. ground floor windows amended;
-Building name signage zone indicated;
-Plant room doors repositioned to the adjacent louvred bay;
-Extent and louvre format of plant enclosure on Block A roof amended;
-Window cill heights raised to accommodate extended parapet flashing;
-Width of automatic opening vent (AOV) on SE elevation (Block A Level 01 and 02) increased by 450mm;
-Side light with glazed louvres (AOV) added to Block A external door;
-Block A courtyard elevation amended to suit revised core layout;
-Ground floor plan amended to reduce size of management area to provide additional amenity space;
-Block A & B core layouts revised; and
-Switch room relocated to plant room and former switch room changed to store room.

The proposed changes necessitate the update of conditions 3, 7, 16, 18 and 24 with regard to drawing references to reflect the revised drawings.

Consultations & Notification Responses

None Required.

Relevant Planning History

135576/FO/2022

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. *Approved 18 November 2025.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H1 (Overall Housing Provision) - New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester.

High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location.

Policy H5 (Central Manchester) - over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H12 (Purpose Built Student Accommodation) states that the provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route;

2. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area;

3. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;

4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;

5. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area;

6. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value;

7. Consideration should be given to provision and management of waste disposal facilities;

8. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces; and,

9. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC8 (Central Manchester) seeks to create a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.

Policy T1 (Sustainable Transport) - The Council will support proposals that: - Improve choice by developing alternatives to the car. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car. Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. Improve pedestrian routes and the pedestrian environment.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Policy EN1 (Design principles and strategic character areas) The proposal’s considered to be a high quality scheme in terms of its design and appearance that would enhance the regeneration of the area.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of

opportunities for low and zero carbon energy supplies. The use of building materials with low embodies carbon in new development and refurbishment schemes is also sought.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) - Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet prescribed targets, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2emissions for all phases of the development.

Policy EN8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways The need to control overheating of buildings through passive design The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste

management plan to demonstrate how construction and demolition waste will be minimised and recycled.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Greater Manchester Joint Development Plan

This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-S1 (Sustainable Development) – This policy states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

B. Enables a clear understanding of how the place has developed; and

C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policy JP-J1 (Supporting Long-Term Economic Growth) - states a thriving, inclusive and productive economy will be sought in all boroughs.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.
   Places for Everyone Greater Manchester Joint Development Plan (Draft August 2021)

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (December 2020)

This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city. It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor.

The report states, a high-quality residential offer for students in appropriate locations, is critical for Manchester’s Universities ability to attract and retain students in a global market and confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area.

National Planning Policy Framework and Consultation Draft (December 2025)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 5, 11 and 12 are considered relevant to the consideration of this application.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections/extracts of the NPPG are set out below:

Housing Needs of Different Groups

Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low-cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.

Noise - Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

  Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:
- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise I insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or

- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

Issues

Materiality

Individually or cumulatively, the proposed changes are not considered to raise any new significant issues and would still allow the overall development to accord with the conclusions of the technical assessments approved as part of the host permission, whilst complying with all relevant, overarching policy and guidance.

In this case, the proposed elevational and landscaping changes are considered minor and are not considered to have any significant impact to amenity or the character or appearance of the host building or any overall impact to visual amenity.

On this, basis, the proposed amendments are considered satisfactory and would facilitate the redevelopment of a brownfield site and enable an important contribution to the Council's student accommodation pipeline.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposed amendments comprise the following principal elements:

-The removal of the sub-station;
-Width of windows with soldier course banding at cill/head increased by 112.55mm;
-2 no. ground floor windows amended;
-Building name signage zone indicated;
-Plant room doors repositioned to the adjacent louvred bay;
-Extent and louvre format of plant enclosure on Block A roof amended;
-Window cill heights raised to accommodate extended parapet flashing;
-Width of automatic opening vent (AOV) on SE elevation (Block A Level 01 and 02) increased by 450mm;
-Side light with glazed louvres (AOV) added to Block A external door;
-Block A courtyard elevation amended to suit revised core layout;
-Ground floor plan amended to reduce size of management area to provide additional amenity space;
-Block A & B core layouts revised; and
-Switch room relocated to plant room and former switch room changed to store room.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 4 February 2026:

2205-LHA-10-ZZ-DR-A-PL-003 Rev P03 Site Plan,
2205-LHA-20-00-DR-A-PL-010 Rev P03 Level 00 Plan,
2205-LHA-20-01-DR-A-PL-011 Rev P03 Level 01 Plan
2205-LHA-20-02-DR-A-PL-012 Rev P03 Level 02 Plan
2205-LHA-20-03-DR-A-PL-013 Rev P03 Level 03 Plan,
2205-LHA-20-04-DR-A-PL-014 Rev P03 Level 04 Plan,
2205-LHA-20-05-DR-A-PL-015 Rev P03 Level 05 Plan,
2205-LHA-20-RF-DR-A-PL-016 Rev P03 Roof Plan
2205-LHA-20-ZZ-DR-A-PL-020 Rev P03 North East Elevation and South West Elevation,
2205-LHA-20-ZZ-DR-A-PL-021 Rev P03 North West and South East Elevations,
2205-LHA-20-ZZ-DR-A-PL-022 Rev P03 Courtyard Elevations,
2205-LHA-20-ZZ-DR-A-PL-030 Rev P03 Proposed Site Sections 01,
2205-LHA-20-ZZ-DR-A-PL-031 Rev P03 Proposed Site Sections 02,
2205-LHA-21-ZZ-DR-A-PL-040 Rev P03 Facade Bay Study 01 - Carmoor Road,
2205-LHA-21-ZZ-DR-A-PL-041 Rev P03 Facade Bay Study 02 - Carmoor Road,
2205-LHA-21-ZZ-DR-A-PL-042 Rev P03 Facade Bay Study 03 - Carmoor Road
Non-Material Amendment Design Statement 2205-LHA-XX-XX-RP-A-PL-003_P01
Landscape Proposals (ref. 4260 501F)
Landscape Layout (ref. 4260 101G)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the submitted Waste Management Strategy produced by Vectos and waste storage layout shown on drawing numbered LHA-20-00-DR-A-PL-010 Rev P03 received by the City Council as Local

Planning Authority on 23 November 2022 and 4 February 2025 respectively. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside of the waste store, other than on the day of collection.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) The development hereby approved shall be implemented in accordance with the submitted Verity Webster biodiversity net gain 3.1 matrix and the submitted TPM landscaping strategy received by the City Council as Local Planning Authority on 23 November 2022 and 4 February 2026 respectively. The agreed biodiversity scheme shall be implemented in accordance with a timetable submitted to and agreed in writing by the City Council as Local Planning Authority and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework (NPPF).

18) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings referenced 4260 501F and 4260 101G, received by the City Council as Local Planning Authority on 4 February 2026, shall be implemented prior to first occupation of the development thereby approved. 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 Manchester Core Strategy and policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawing referenced 2205-LHA-20-00-DR-A-PL-010 Rev P03 (Level 00 Plan), received by the City Council as Local Planning Authority on 4 February 2026. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

In the event that Travel Plan monitoring identifies the need for increased cycle storage provision, the area identified on the approved drawing for a future expansion zone shall be implemented.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy and policy JP-C6 of the Places for Everyone joint development plan.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA