Non-material amendment
Planning statement

Tiger (Carmoor Road) Limited
PBSA development, 88-90 Carmoor Road, M13 0FB

February 2026

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1. Overview and key facts

Overview

Sevo Planning (Sevo) has prepared this non-material amendment (NMA) planning statement for Tiger (Carmoor Road) Limited (Tiger Developments) in context with its NMA submission concerning development on land at 88-90 Carmoor Road, Manchester, M13 0FB.

The description of the development granted planning permission in November 2025 is:

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

Tiger Developments is seeking to progress a series of amendments to the approved development granted planning permission in November 2025.

The main planning considerations are principle of development and design.

The proposed amendments which are the subject of this submission have no bearing on the acceptability of the proposed development in principle and its accordance with policies of the development plan.

The proposed amendments have no material design implications.

The applicant submitted a pre-application inquiry in January 2026. MCC officers confirmed that the proposed changes which are the subject of this submission are individually and cumulatively non-material in nature.

A non-material amendment to the existing planning permission should be granted without delay.

Application type

Non material amendment (NMA)

Applicant

Tiger (Carmoor Road) Limited (Tiger Developments)

Site

88-90 Carmoor Road, Manchester, M13 0FB

Site area

0.21 hectares

Description of development

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

Supporting documents

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

Drawings to be superseded

- 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.

Development plan

The adopted development plan is:

1. Core Strategy 2012-2027, adopted 2027 (Core Strategy)
2. Addendum to Core Strategy 2012-2027, issued 2024
3. Interactive Proposals Map, adopted 2027
4. Unitary Development Plan – extant saved policies, adopted 1995 (UDP)
5. Places for Everyone, adopted March 2024 (PfE)
6. Greater Manchester Joint Waste DPD, adopted 20212
7. Greater Manchester Joint Minerals DPD, adopted 2013

The emerging development plan is:

1. Manchester Local Plan
    - Consultation on Issues – 7 February 2020 – 1 May 2020
    - Consultation on Regulation 18 draft – 22 September 2025 – 17 November 2025
    - *Consultation on Regulation 19 draft – July 2026 (est.)*
    - *Submission of Local Plan – November 2026 (est.)*
    - *Examination – 2027 (est.)*
    - *Adoption – 2027 (est.)*

Proposals map

These designations on the policies map are particularly relevant to this planning statement:

1. EC8 – Central Manchester

Adopted and emerging development plan policies relevant to this non-material amendment application

These adopted and emerging development plan policies are most relevant:

Document	Policy	Title	Referenced in this statement at para.
Core Strategy	SP1	Spatial Principle	5.3, 5.8, 5.9
Core Strategy	CC8	Change and Renewal	5.3
Core Strategy	CC10	A Place for Everyone	5.3
Core Strategy	EC8	Central Manchester	5.3
Core Strategy	H5	Central Manchester	5.3
Core Strategy	H12	Purpose Built Student Accommodation	5.3
Core Strategy	EN1	Design Principles and Strategic Character Areas	5.8, 5.9
Core Strategy	EN4	Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development	5.12
Core Strategy	EN6	Target Framework for CO_2 Reductions from Low or Zero Energy Supplies	5.12
Core Strategy	EN8	Adaption to Climate Change	5.12
Core Strategy	EN16	Air Quality	5.13
Core Strategy	DM1	Development Management	5.8, 5.9
PfE	JP-Strat 5	Inner Areas	5.3
PfE	JP-S2	Carbon and Energy	5.12
PfE	JP-S6	Resource Efficiency	5.12
PfE	JP-H3	Type, Size and Design of New Housing	5.3
PfE	JP-P1	Sustainable Places	5.3, 5.12, 5.13
PfE	JP-P5	Education, Skills and Knowledge	5.3
PfE	JP-P6	Health	5.3

Other material considerations

Other material considerations (such as national planning policy and supplementary planning documents, area action plans and design briefs) include:

1. National Planning Policy Framework, published December 2024 – the Framework
2. National Planning Practice Guidance, various dates – the Practice Guidance (various dates)
3. Draft National Planning Policy Framework, published for consultation December 2025 – the Framework 2025
4. Manchester City Council Design for Access 2, December 2003
5. Guide to Development in Manchester SPD, adopted April 2007
6. Green and Blue Strategy Action Plan, July 2015

7. Manchester Residential Quality Guidance Issue 01, March 2017
8. National Design Guide, updated January 2021

Appeal decisions/legal precedents

Reference/address	Description	Date/status Appeal decision Court Judgement	Referenced in this statement at para.
None cited			

Planning decisions

Reference/address	Description	Status/decision date	Referenced in this statement at para.
On-site			
CDN/26/0058	Discharge of condition 11 (Drainage) attached to planning permission referenced 135576/FO/2022	Awaiting decision	-
CDN/25/1229	Discharge of condition 8 (ground conditions) attached to planning permission referenced 135576/FO/2022	Condition not discharged 21/01/2026	-
CDN/25/1176	Discharge of condition 4b (CMP) attached to planning permission referenced 135576/FO/2022	Awaiting decision	-
CDN/25/1108	Discharge of conditions 4a (Demolition Management Plan) and 19a (local labour) attached to planning permission referenced 135576/FO/2022	Conditions discharged 19/01/2026	-
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	Granted subject to conditions and S106 legal agreement 18/11/2025	Introduction, 4.1, 4.2, 4.5, 5.4-5.7, 5.10. 5.13
031676	Conversion of dwellinghouse into four self-contained flats	Granted subject to conditions 14/07/1988	-
022428	Change of use from Sunday school to a house with a ground floor office	Granted subject to conditions 25/10/1984	-

F05819	Continuance of use of buildings as a motor repair workshop (previously approved to 30 June 1975 on 6th July 1973 under Ref. TP.65113)	Granted subject to conditions 24/12/1976	-
TP.65113	Continuance of use of buildings as a motor repair workshop	Granted subject to conditions 06/07/1973	-
Nearby			
141343/FO/2024 Octagon House, Hathersage Road, Manchester, M13 0FN	Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park	Granted subject to conditions 09/01/2025	2.9

2. Site and surrounding area

2.1 The application site address is 88-90 Carmoor Road, Manchester, M13 0FB.

2.2 The site area is 0.21 hectares.

2.3 The site is located within the development plan defined central area of Manchester. It sits just outside of the defined city centre, just beyond the Corridor Manchester sub-area of the city centre. It is also just outside of and within easy walking distance of the defined Oxford Road Corridor regeneration area. The Oxford Road Corridor is a focus for the University of Manchester teaching departments. The site is very close to the Manchester University NHS Foundation Trust hospitals on Upper Brook Steet and Oxford Road.

2.4 Nearby Upper Brook Street is part of a high frequency Bee Network bus route connecting Didsbury, universities and the city centre.

2.5 The site is not allocated for any specific use in the development plan.

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

2.7 None of the buildings are of any architectural merit or are subject to statutory protection. The nearest statutorily listed asset (Victoria Baths on Hathersage Road) is some distance away. The application site is not within a conservation area. It is situated some 250 metres north of Victoria Park conservation area.

2.8 There are limited trees on-site and adjacent to the site.

2.9 The site is located immediately south of a community centre. Opposite the site is Octagon House, which houses the Central Manchester Dialysis Unit, a private car park and an electricity sub-station. There is an extant commitment for an energy centre (ref. 141343/FO/2024) on part of the Octagon House car park. To the north and west of the site is the Liberty Park student accommodation. To the south are the rear of commercial uses on the ground floor with residential use on the upper floor, fronting Hathersage Road. St Mary's Hospital occupies a significant site to the west side of Upper Brook Street. The surrounding area comprises a mix of residential and commercial uses, including offices and other Class E uses. Layout, scale and massing is varied but it is generally to a suburban scale and relatively low-rise.

2.10 Carmoor Road is subject to parking restrictions, limiting parking to resident permit holders or a three hour stay. There are a number of parking bays to the north side of Autumn Street.

2.11 The site is entirely within flood zone 1 (lowest probability of flooding).

2.12 The site is not in an air quality management area.

3. Pre-application engagement

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

3.2 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 suite of existing and proposed drawings.

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

4. Proposed development

4.1 The description of the development granted planning permission in November 2025 is:

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

4.2 Tiger Developments is seeking to progress a series of amendments to the approved development granted planning permission in November 2025, following the signing of a S106 legal agreement.

4.3 The submitted Non-Material Amendment Design Statement (NMA DS) provides full details of the proposed design changes which comprise:

1) Removal of sub-station;
2) Width of windows with soldier course banding at cill/head increased by 112.55mm;
3) 2 no. ground floor windows amended;
4) Building name signage indicated;
5) Plant room doors repositioned to adjacent louvred bay;
6) Extent & louvre format of plant enclosure on Block A roof amended;
7) Window cill heights raised to accommodate extended parapet flashing;
8) With of automatic opening vent (AOV) on SE elevation (Block A Level 01 & 02) increased by 450mm;
9) Side light with glazed louvres (AOV) added to Block A external door;
10) Block A courtyard elevation amended to suit revised core layout;
11) Gound floor plan amended to reduce size of management office in order to provide additional amenity space;
12) Block A & B core layouts revised; and
13) Switch room relocated to plant room and former switch room changed to store room.

4.4 The NMA DS is structured as follows:

1.2 Schedule of proposed changes (1-13) and reasons for changes
2.1 Design | Elevations – NE Elevation (Carmoor Road) | changes 1-4, 7
2.2 Design | Elevations – SW Elevation (Autumn Street) | changes 2, 5, 6
2.3 Design | Elevations – NW Elevation | changes 1, 2, 7
2.4 Design | Elevations – SE Elevation | changes 2, 6-9
2.5 Design | Elevations – NW Courtyard Elevation (Block A) | changes 5, 6, 10, 11
2.6 Design | Elevations – SE Elevation | changes 2, 11
2.7 Design | Plans – Ground Floor Plan | changes 1, 3, 5, 9, 11-13
2.8 Design | Plans – First Floor Plan | changes 8, 12
2.9 Design | Plans – Second Floor Plan | changes 8, 12
2.10 Design | Plans – Third Floor Plan | changes 6, 7, 12
2.11 Design | Plans – Fourth Floor Plan | changes 7, 12
2.12 Design | Plans – Fifth Floor Plan | changes 12
2.13 Design | Plans – Roof Plan | changes 12

4.5 These amendments arise from a combination of:

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

4.6 Officers have agreed at pre-application stage that the proposed amendments which are the subject of this submission are non-material in nature both individually and cumulatively.

5. Considerations

5.1 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless significant material considerations indicate otherwise.

5.2 This considerations section assesses the proposal against the development plan policies outlined above taking account of material considerations. The consideration draws upon the application documents listed at Section 1 of this statement. The main planning considerations are: principle of development; and design.

Principle of development

5.3 The proposed amendments which are the subject of this submission have no bearing on the acceptability of the proposed development in principle and its accordance with policies SP1, CC8, CC10, EC8 and H12 of the Core Strategy and policy JP-Strat5, JP-H3, JP-P1 JP-P5 and JP-P6 of PfE having regard to material considerations including the National Planning Policy Framework and Practice Guidance.

Design considerations

5.4 The June 2023 report to Planning Committee (the committee report) concludes that:

'The proposal is of a high-quality design of an appropriate scale and mass in this location';

'The site layout, design, scale and appearance are considered acceptable and would be sympathetic to its surroundings'; and

'The design of the fenestration has been subject to detailed negotiations to ensure a high-quality appearance and would set a benchmark for redevelopment opportunities nearby'.

5.5 The committee report continues that the high standard of design would enhance the character and appearance of the area and contribute to ongoing regeneration providing a catalyst for future development. It details how the façade design involved extensive discussions with the Planning Service, in order to raise the bar in terms of the quality of the design. That was, specifically in relation to the depth of window reveal, modelling and a reduction in ventilation louvres. It is described as a cohesive, high-quality design which would rationalise the existing space and improve the character of the street-scene and local area.

5.6 Further, the committee report states that the design of the blocks, window positions and general façade design is considered to minimise the impact to neighbouring occupiers.

5.7 The proposed amendments have no bearing on the above conclusions, as set out in the committee report. The proposed development as amended continues to be to a high standard of design. The design of the proposed development does not change materially, such they it continues to reflect the nature and scale of buildings within a highly urbanised environment. It continues to respond positively to the character, scale, massing and varying heights of adjoining buildings and continues to be a high standard of design that can act as a catalyst for future development.

5.8 Condition 29 attached to the planning permission requires the submission of full details of the design of the development including the design and materials to be used on the capping, window frames, spandrel panels, decorative panels and soffits. This is 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, pursuant to policies SP1, EN1 and DM1 of the Core Strategy.

5.9 Condition 29 will continue to apply and will need to be discharged ahead of above ground works commencing. This will continue to ensure that the development as amended is consistent with the expectations of policies SP1, EN1 and DM1 of the Core Strategy.

5.10 The committee report notes that the planning application submission included a Whole Life Cycle document, which demonstrates that the emissions associated with the operation and end-of-life of the existing buildings on site are over 30% higher than the whole life cycle carbon emissions of constructing the proposed development. It notes that it is unlikely that there would be any significant harmful contribution to climate change. The proposal is also targeting at least BREEAM 'very good' with a focus on reducing carbon emissions. Condition 6 attached to the planning permission required the submission of a post-construction review certificate(s) within 12 months of occupation of the proposed development.

5.11 Condition 6 will continue to apply and will need to be discharged within 12 months of occupation.

5.12 The development as proposed to be amended will continue to be consistent with the principles of Core Strategy policies EN4, EN6 and EN8 and PfE policies JP-P1, JP-S2 and JP-S6.

5.13 The proposed design amendments will have no material impact on air quality. The committee report notes that it is unlikely that there would be any significant harmful effects on air quality. The development as proposed to be amended will continue to be in accordance with Core Strategy policy EN16 and PfE policy JP-P1.

5.14 The proposed amendments have no material design implications.

6. Summary

6.1 This statement demonstrates that the proposed changes to the approved development are non-material in nature, both individually and cumulatively, and remain in overall accordance with the development plan for Manchester so far as they are relevant and up-to-date. This conclusion is reached having regard to material considerations, and particularly the National Planning Policy Framework and Planning Practice Guidance. There are no material considerations that indicate any reason to depart from the conclusion that this is a policy compliant, and indeed, sustainable development.

Benefits of the proposal

6.2 The principial benefits of the proposed development are:

- Development in a sustainable location, delivering a new high-quality PBSA residence;
- Brownfield regeneration;
- Active use of a site thereby bringing a vacant site back into active use whilst also offering the opportunity to increase its contribution to local character and appearance;
- A high quality design, enhancing the role of the site in making a very positive visual contribution to the local urban environment;
- Economic investment and economic stimulus;
- Job creation;
- A high profile PBSA business operating from the site with direct economic benefits and the potential for spin-off benefits for existing local businesses during both construction and operational phases;
- A development that is entirely appropriate to its location, in a highly urbanised area which is characterised by buildings of varying scale and massing;
- Increasing PBSA choice and competition locally; and
- Energy and sustainability improvement.

6.3 Paragraph 11 c) of the Framework is engaged, as the proposed development continues to constitute sustainable development that is entirely consistent with relevant policies of the development plan which are considered up-to-date for development management purposes. The Framework is clear that for decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay.

6.4 A non-material amendment to the existing planning permission should be granted without delay.