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

Planning Portal submission

18 November 2025

Tiger Developments Limited
Planning permission ref. 135576/FO/2022
88-90 Carmoor Road, Manchester, M13 0FB
Approval of details reserved by conditions #4a) and #19a) attached to the planning permission

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Dear Development Management

Background

Sevo Planning Limited (Sevo Planning) is instructed by Tiger Developments Limited, 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 conditions for which approval of details is sought are:

#4) a)
Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the Demolition Management Plan should include:

-Measures to control noise and vibrations;
-Dust suppression measures;
-Compound locations where relevant;
-Location, removal and recycling of waste;
- Details of an emergency contact telephone number;
-Parking of construction vehicles; and
-Sheeting over of demolition vehicles.

The development shall only be carried out in accordance with the approved Demolition Management Plan

#19) a)
Prior to the commencement of the demolition and construction phases of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for that phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal;
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

Submission material

Submitted in seeking approval of the details reserved by condition #4) a) and condition #19) a) are:

- #4) a) | Demolition Management Plan – GMI Construction Group, October 2025

- #19) a) | Employment and Skills Plan (Local Benefit Proposal) – GMI Construction Group, November 2025
- #19) a) | Local Labour Construction - Proposal and Reporting Template – GMI Construction Group, November 2025

The Employment and Skills Plan (Local Benefit Proposal) and associated reporting template relate to both the demolition and construction phases such that the discharge of part a) of condition #19) is sought in full.

Other matters

The applicant is aware that both condition #4) a) and condition #19) a) have a compliance element once discharged.

The applicant is also aware that there is a part b) to each of these conditions. Applications to discharge condition #4) b) and condition #19) b) will be made at a later time.

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

[redacted]

Sevo planning.consultancy

[redacted]