

Dated 17 November 2025

THE COUNCIL OF THE CITY OF MANCHESTER

- and -

PATRICK RAFTER

-and -

TIGER (CARMOOR ROAD) LIMITED

AGREEMENT

pursuant to Section 106 Town and Country Planning Act 1990
relating to land at 88-90 Carmoor Road
in the City of Manchester

City Solicitor
Manchester City Council
P O Box 532
Town Hall
Albert Square
Manchester M60 2LA

AAD /PLA001/04050

THIS AGREEMENT is made the 17th day of November 2025
BETWEEN

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester (the "Council")
- (2) **PATRICK RAFTER** of 90 Carmoor Road, Chorlton on Medlock, Manchester (the "First Owner") which expression shall include the successors in title and assigns of the First Owner, and
- (3) **TIGER (CARMOOR ROAD) LIMITED** (company registration number 15769044) whose registered office is at 9 Bonhill Street, London, United Kingdom, EC2A 4DJ (the "Second Owner") which expression shall include the successors in title and assigns of the Second Owner

WHEREAS

- A The Council is the local planning authority for the purposes of the Act for the area in which the Site is situated and is minded to grant the Planning Permission subject to the completion of this Agreement
- B The First Owner is the registered proprietor with title absolute of the leasehold of parts of the Site registered at the Land Registry under title numbers MAN185605, GM806495, and GM845751 and with title absolute of the freehold of part of the Site registered at the Land Registry under title number MAN244773.
- C The Second Owner is the owner of an equitable interest in the parts of the registered at the Land Registry under title numbers MAN185605, GM806495, GM845751 and MAN244773 by way of transfer from the First Owner to the Second Owner dated 31 October 2025 which is pending registration at the Land Registry
- D. The Council is the registered proprietor with title absolute of the freehold of parts of the Site but is not entering into the planning obligations contained in this Agreement for the purposes of binding its freehold interest in the Site.
- E. The Application was submitted to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application
- F The Council has recognised the difficulty faced by lower income groups in Full Time Higher Education at a Manchester Higher Education Institution in sourcing

affordable accommodation within the Administrative Boundaries of Manchester and the planning purpose of this Agreement is to provide Discounted Student Accommodation within the Administrative Boundaries of Manchester

- G. The Council is satisfied that the obligations in this Agreement are,
- a necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations),
 - b directly related to the Development, and
 - c fairly and reasonably related in scale and kind to the Development, and in any event will secure other planning benefits
- H. The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.

NOW THIS DEED WITNESSETH as follows

- 1 In this Agreement unless the context otherwise requires the following words and expressions and phrases shall have the meanings hereby ascribed to them

“Act” shall mean the Town and Country Planning Act 1990 (as amended)

“Administrative Boundaries of Manchester” shall mean all the wards that together comprise the city of Manchester

“Agreement” shall mean this agreement

“Application” the application to which the Council gave the reference **135576/FO/2022** for planning permission for the 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

"Best Endeavours"

means that it is agreed by the parties hereto that the party under such an obligation will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect in the case of the Owner of a competent commercial developer and landowner in the context of the Development

"Commencement of Development" the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with demolition, site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of the agreement be deemed not to be material operations and **"Commence"**, **"Commencement"** and

“Commenced” shall be construed accordingly

,

“Completion of Construction” the date upon which a valid certificate of completion shall have been issued in respect of the relevant number of Student Accommodation Units for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and “Completed” and “Completion” shall be construed accordingly,

“Core Strategy” means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council’s Local Development Framework and details the Council’s vision for the development of Manchester during the period 2012 to 2027,

“Development” the development undertaken on the Site pursuant to the Planning Permission as specified in the Application;

“Discounted Student Accommodation” means accommodation that is made available to Eligible Students at a rent which does not exceed 80% (eighty per cent) of the Market Rent of the equivalent Market Student Accommodation Units;

“Discounted Student Accommodation Unit” means a Student Accommodation Unit that is also Discounted Student Accommodation and “Discounted Student Accommodation Units” shall be construed accordingly;

“Discounted Student Accommodation Statement” the written statement detailing the provision of the Discounted Student Accommodation at Schedule 5,

“Eligible Student” means a student enrolled in a Full Time Higher Education Course at a Manchester Higher Education Institution who can demonstrate that they are in receipt of the full amount of Maintenance Loan or (in the event the Maintenance Loan ceases to be available) such other affordability criteria as the Council and the Owner agree;

“Expert” a professional expert in town planning, who is a Chartered Member of the Royal Town Planning Institute with a minimum of ten (10) years post-qualification experience;

“Full Time Higher Education Course” means a full time course at level 4 or higher of the national qualification frameworks for England of a duration of at least 24 weeks in a single academic year running from 1 September to 31 August and consisting of 3 terms across 2 semesters,

“Interest” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time

“Legal Charge” a registered charge registered against title number MAN244773 dated 28 January 2019;

“Local Plan”	includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council,
“Maintenance Loan”	a part means tested loan provided by the Government to students under the provisions of the Education (Student Support) Regulations 2011 to assist with living costs while studying and any successor loan scheme,
“Management Fee”	shall mean 15% of the planning application fee which equates to £3,904 95 (three thousand nine hundred and four pounds and ninety five pence) to be used for the purpose of monitoring and reporting on the delivery of this Agreement and the Planning Obligations contained herein;
“Manchester Higher Education Institution”	means a university or college or equivalent institution offering a Full Time Higher Education Course in the Administrative Boundaries of Manchester,
“Market Rent”	means as defined by RICS (or such successor or replacement organisation) and is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where

the parties had each acted knowledgeably,
prudently and without compulsion,

“Market Student Accommodation” means accommodation that is made available to
rent to students at Market Rent,

“Market Student Accommodation Unit” means a Student Accommodation Unit that is
also Market Student Accommodation and
“Market Student Accommodation Units” shall be
construed accordingly,

“Occupation” means occupation of any part of the
Development for the purposes permitted by the
Planning Permission but does not include use
by personnel whilst engaged in construction,
fitting out or decoration of the Dwellings or
occupation for marketing or display or
occupation in relation to security operations
and “Occupy” and “Occupied” shall be
construed accordingly,

“Owner” means the First Owner and the Second Owner

“Plan” the plan attached to this Agreement,

“Planning Obligations” shall mean the obligations of the Owner specified
in the Schedules,

“Planning Permission” the planning permission granted pursuant to the
Application substantially in the form as
appended at Schedule 2 and as may be
amended by any non-material amendment,

“Regulations”	the Community Infrastructure Levy Regulations 2010 (as amended),
“RICS”	the Royal Institution of Chartered Surveyors,
“Site”	the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan,
“Student Accommodation Unit”	a unit of sleeping accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission and “Student Accommodation Units” shall be construed accordingly,
“Working Day”	means any day except Saturday Sunday or a bank holiday and reference to “Working Days” shall be construed accordingly.

1.2 The Clause headings do not affect this interpretation.

1.3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule.

1.4 References to any statute or statutory provision include reference to

1.4.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation, and

1.4.2 any orders, regulations, instruments or other subordinate legislation made

under that statute or statutory provision

2 PLANNING OBLIGATION

This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner.

3 CONDITION PRECEDENT

3.1 This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of Clauses 9, 11, 15, 17, 18 and 19 which shall have immediate effect

4 CONDITION SUBSEQUENT

If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by or on behalf of the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach.

5 THE OWNER'S COVENANTS

5.1 The Owner on behalf of themselves and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 3 and hereby agrees that the Site shall be

permanently subject to the obligations, restrictions and provisions specified herein, such obligations being planning obligations for the purpose of section 106 of the Act.

6 THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in the Schedule 4.

7 DISPUTE RESOLUTION

7.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner.

7.2 If the Council and the Owner are unable to agree on the appointment of an within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert, then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute

7.3 Any reference of a dispute to an Expert shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.

7.4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing. The reference of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid

8 WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default

9 CHANGE IN OWNERSHIP & LIABILITY

9 1 The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan For the avoidance of doubt this clause shall not apply in relation of the grant of tenancies for individual units

9 2 No person shall be liable for any breach, non performance and non observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non performance or non observance be remedied after that person has parted with its interest in the Site

10 COUNCIL'S CONSENT OR APPROVAL

Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council.

11 LOCAL LAND CHARGE

11.1 This Agreement is a Local Land Charge and shall be registered as such by the Council.

11.2 The Council will upon receipt of a written request of the Owner or its successors in title, at any time after the obligations set out herein have been fulfilled in their entirety, issue written confirmation thereon and thereafter cancel all related entries in the register of local land charges.

11.3 The costs of registration and cancellation pursuant to clauses 11.2 above shall be met by the ^{Second} Owner if requested by the Council.

12 NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission granted (whether or not on appeal)) after the date of this Agreement.

13 THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims whatsoever pursuant thereto.

14 COMMUNICATION

14.1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service;

14.1.1 to the Council and addressed to the City Solicitor at the Council's address
first above written;

14.1.2 to the First Owner respectively at the address first above written;

14.1.3 to the Second Owner respectively at the address first above written

or such other address as may from time to time be notified by one party to the other as its address for service for the purposes of this Deed

15 FEES

15.1 Prior to completion of this Agreement the ^{second} First Owner shall pay to the Council its legal fees reasonably and properly incurred in preparation of this agreement.

15.2 Receipt by the Council of the payment of such sum shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law.

15.3 The ^{second} First Owner shall on the date hereof pay to the Council the Management Fee.

16. INTEREST

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received.

17. JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England.

18 COMPLETION

The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated.

IN WITNESS whereof this Agreement has been executed as a deed in the manner hereinafter appearing and delivered the day and year first before written.

FIRST SCHEDULE

The Site

Land at 88-90 Carmoor Road Manchester M13 0FB

SECOND SCHEDULE

Draft Planning Permission

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Tiger Developments Limited
C/o Agent

Agent (if used)

Stephen Morgan-Hyland
Sevo
Withington Works
Manchester
M20 3EB

Part 1 – Particulars of the application/development

Proposal: 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

Location. 88-90 Carmoor Road, Manchester, M13 0FB

Date of application: 23 November 2022

Application number. 135576/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Minded to Approve** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2) Prior to the commencement of above ground development (excluding demolition), all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development

Reason - 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 of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

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 2 May 2023

- 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,

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

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

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.

For the avoidance of doubt, the Construction Management Plan should include

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

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

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended

5) The development hereby approved shall be carried out in accordance with details contained with the Environmental Standards Statement produced by Future Serve (Ref P6823-17 1 - P1) received by the City Council as Local Planning Authority on 23 November 2022. A post construction review certificate/statement shall be submitted for approval within 3 months post final construction of the development hereby approved

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

6) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating Post construction review certificate(s) shall be submitted to

and approved in writing by the City Council as Local Planning Authority within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy, , and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework

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/P02 received by the City Council as Local Planning Authority on 23 November 2022 and 2 May 2023 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

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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

9) When the development commences (excluding demolition), the development shall be carried out in accordance with a previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

10) The development hereby approved shall be implemented in general accordance with the physical security specifications outlined within sections 3.3 and 4 of the submitted Crime Impact Statement (Ref 2021/0031/CIS/03 - version A) dated 1 December 2022, received by the City Council as Local Planning Authority on 22 December 2022

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

11) Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- A finalised drainage layout showing all components, outfalls, levels and connectivity,
- Hydraulic calculations of the proposed drainage system,
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site
- Construction details of flow control and SuDS elements,
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy

12) Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council

as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained

Reason - 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 of the area within which the site is located in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy

13) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include

- A verification report providing photographic evidence of construction as per design drawings,
- As built construction drawings if different from design construction drawings,
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

14) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy

15) a) The buildings hereby approved shall be acoustically insulated and treated to limit the break-in/break-out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences

b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and 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. 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 and the National Planning Policy Framework (NPPF).

17) The development hereby approved shall only be implemented in accordance with the methodology and mitigation measures detailed within the submitted Arboricultural Impact Assessment and Arboricultural Method Statement (Ref: 1735) produced by GM Tree Consultants, received by the City Council as Local Planning Authority on 23 November 2022.

Reason - In order to avoid damage to trees adjacent to the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

18) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings referenced 4260 501E and 4260 101F, received by the City Council as Local Planning Authority on 2 May 2023 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.

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

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy

20) Prior to the first occupation of the development hereby approved, a 'moving in and out' management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of managing the impact of the development on the car parking area and local highway network during moving in and out periods of activity pursuant to policies T2 and DM1 of the Manchester Core Strategy

21) Prior to the first operation of the development hereby approved, an external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy

22) The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and shall remain in operation for so long as the development is occupied

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy

23) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

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 drawings Proposed Ground Floor Plan (ref 2205-LHA-20-00-DR-A-PL-010_P02, received by the City Council as Local Planning Authority on 2 May 2023. 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.

25) Notwithstanding the details contained within the Framework Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time,
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car, and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

26) Within one month of the practical completion of the development hereby approved and at any other time during the construction of the development, if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area, a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out within one month of the study being approved in writing to the City Council as Local Planning Authority

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, pursuant to policy DM1 of Manchester Core Strategy

27) The development hereby approved shall be used as purpose-built student accommodation only (*sui generis*) and for no other purpose (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval, to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework

28) Prior to occupation of the development hereby approved, full details of all necessary off-site highway works to be implemented via a S 278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

- The reinstatement of any redundant vehicle crossovers adjacent to the application site, along with the resurfacing/reinstatement of associated footway;

- The detailed design detail of the accessible parking space bays and servicing lay-by along Carmoor Road, along with associated Traffic Regulation Orders (TROs)

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.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy

29) Prior to above ground works commencing, full details of the proposed window design of the development hereby approved (including section drawings), shall be submitted to and approved in writing by the City Council as Local Planning Authority. Details shall include the design and materials to be used on the capping, window frames, spandrel panels, decorative panels and soffits. The development shall only be implemented in accordance with the agreed details

Reason - 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 Manchester Core Strategy

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Should the presence of bats be found at any time during demolition or development, all works at the site should cease and notification should be made to the City Council as Local Planning Authority. A licensed bat consultant and/or ecologist should undertake a survey of the site and buildings and report any findings to the City Council and methods of mitigation agreed, by the City Council, as Local Planning Authority, prior to the progression of any further works.

DRAFT DECISION

Date:

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

THIRD SCHEDULE

THE OWNER'S COVENANTS

The Owner hereby covenants with the Council as follows:

- 1) To notify the Council in writing within 5 (five) Working Days of Commencement of Development
- 2) Not to allow first Occupation of the Market Student Accommodation Units until the Discounted Student Accommodation Units have been Completed and made ready for Occupation
- 3) To carry out and manage the Development in accordance with the Discounted Student Accommodation Statement

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows:

- 1 To issue the Planning Permission within two (2) Working Days of the date hereof

SCHEDULE 5

THE DISCOUNTED STUDENT ACCOMMODATION STATEMENT

This statement has been prepared in support of the development on land at 88-90 Carmoor Road Manchester, M13 0FB shown for the purposes of identification only edged red on the Plan and addresses the provision of Discounted Student Accommodation

This statement may be amended by the Owner from time to time provided that such amendments are first approved by the Council in writing

This statement includes details of

- I the provisions governing the tenure and location of the Discounted Student Accommodation Units, which shall consist of not less than 15.7% (27 (twenty seven) units) of the total number of Student Accommodation Units constructed on the Site,
- II the arrangements for the management of the Discounted Student Accommodation Units,
- III. the arrangements to ensure that such provision is retained in perpetuity as Discounted Student Accommodation and is affordable for both the first and subsequent occupiers of the Discounted Student Accommodation Units, and
- IV. the occupancy criteria to be used for determining the identity of occupiers of the Discounted Student Accommodation Units and the means by which such occupancy criteria shall be enforced

Provision and Management of the Discounted Student Accommodation

1 The Owner shall

- (i) notify the Council at the beginning of each academic year of the location of the Discounted Student Accommodation Units within the Development
- (ii) ensure that the Student Accommodation Units shall be tenure blind design and FOR THE AVOIDANCE OF DOUBT the Student Accommodation Units provided as Discounted Student Accommodation Units shall be of the same design fit out and size as the Student Accommodation Units provided as Market Student Accommodation and the rent shall include all utility bills and use of the on-site gymnasium and amenity spaces if applicable
- (iii) be responsible to the Council under this Agreement for the management, control, future lettings and maintenance of the Discounted Student Accommodation Units Nothing in this paragraph iv prevents or restricts the Owner from entering into operational management and maintenance arrangements with a third party (which might include a higher education institution) or enter into nomination arrangements with a higher education institution
- (iv) From the date of Completion of Construction, the Discounted Student Accommodation Units shall not be used other than for Discounted Student Accommodation.
- (v) Rent levels for the Discounted Student Accommodation Units will be set at a level of no more than 80% (eighty per cent) of rent level of the equivalent Market Student Accommodation Units.
- (vi) The Owner shall use Best Endeavours to make the Discounted Student Accommodation Units available to Eligible Students and shall secure this each year as follows
 - a. The Owner shall work with one or more Manchester Higher Education Institution to make the Discounted Student Accommodation Units available to Eligible Students in receipt of the full amount of the Maintenance Loan,
 - b. In the event the Owner is unable to allocate any number of the Discounted Student Accommodation Units to Eligible Students in receipt of the full

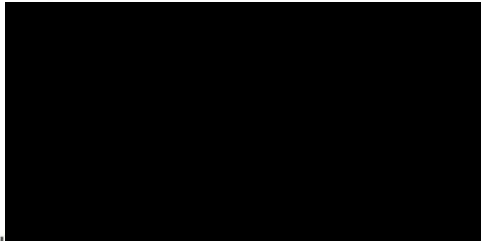
- amount of the Maintenance Loan, the Owner shall notify and provide written evidence to the Council of the steps taken to allocate those Discounted Student Accommodation Units to Eligible Students in receipt of the full amount of the Maintenance Loan,
- c. If pursuant to paragraph (vi)(b) the Owner has demonstrated to the reasonable satisfaction of the Council (such satisfaction to be confirmed in writing and not to be unreasonably withheld or delayed) that it is unable to allocate any number of the Discounted Student Accommodation Units to Eligible Students in receipt of the full amount of the Maintenance Loan, the Owner shall work with one or more Manchester Higher Education Institution to make the unallocated Discounted Student Accommodation Units available to students in receipt of any amount of the means tested element of the Maintenance Loan
 - d In the event that the Owner is unable to allocate any number of the Discounted Student Accommodation Units to students under the provisions of paragraph vi(a) to (vi)(c) any unallocated Discounted Student Accommodation Units may be made available to any students whether or not in receipt of the Maintenance Loan.

Ongoing Monitoring

- 2. The Owner shall
 - (i) provide a monitoring statement to the Council on an annual basis regarding the Discounted Student Accommodation Units in a form to be agreed between the Owner and the Council which shall set out
 - a) the approach to letting the Discounted Student Accommodation Units,
 - b) the ongoing occupancy status of the Discounted Student Accommodation Units; and
 - c) how the Owner is meeting the requirements of the Discounted Student Accommodation Statement.

- 3 The Owner may manage the Student Accommodation Units in a way that Market Student Accommodation Units may switch to Discounted Student Accommodation Units and vice versa as vacancies and nominations require PROVIDED THAT the minimum number of Discounted Student Accommodation Units is maintained at all times

THE COMMON SEAL of THE COUNCIL OF THE
CITY OF MANCHESTER was hereunto affixed in
pursuance of an Order of the Council of the said City:



Authorised Signatory



01130963

EXECUTED AS A DEED by
TIGER (CARMOOR ROAD) LIMITED

acting by a director

DIRECTOR

Signature:

Name: (in block capitals)

IN THE PRESENCE OF

Signature:

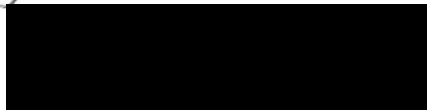
Name (in block capitals)

Address

Occupation



JOHN NESBITT



RHIANNA WRIGHT

CARRINGTON HOUSE

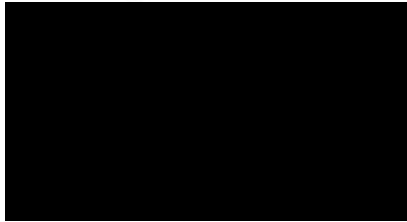
126-130 Regent Street

London

W1B 5SE

EA

THE COMMON SEAL of THE COUNCIL OF THE
CITY OF MANCHESTER was hereunto affixed in
pursuance of an Order of the Council of the said City:



Authorised Signatory



01130963

EXECUTED AS A DEED by
TIGER (CARMOOR ROAD) LIMITED

acting by a director

DIRECTOR

Signature:

Name: (in block capitals)

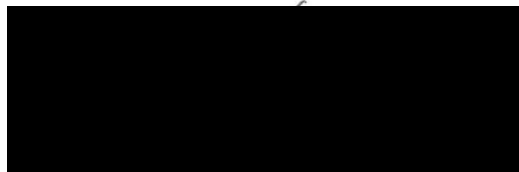
IN THE PRESENCE OF

Signature:

Name (in block capitals)

Address

Occupation



JOHN NESBITT



RHIANNA WRIGHT

CARRINGTON HOUSE
.....126--130 Regent Street.....
London
.....W1B.5SE.....

EA

SIGNED AS A DEED by
PATRICK RAFTER

Signature:

Name: (in block capitals)

IN THE PRESENCE OF

Signature:

Name: (in block capitals)

Address

Occupation

[Redacted Signature]

PATRICK RAFTER

[Redacted Signature]

Versus Law Solicitors

Mercantile House

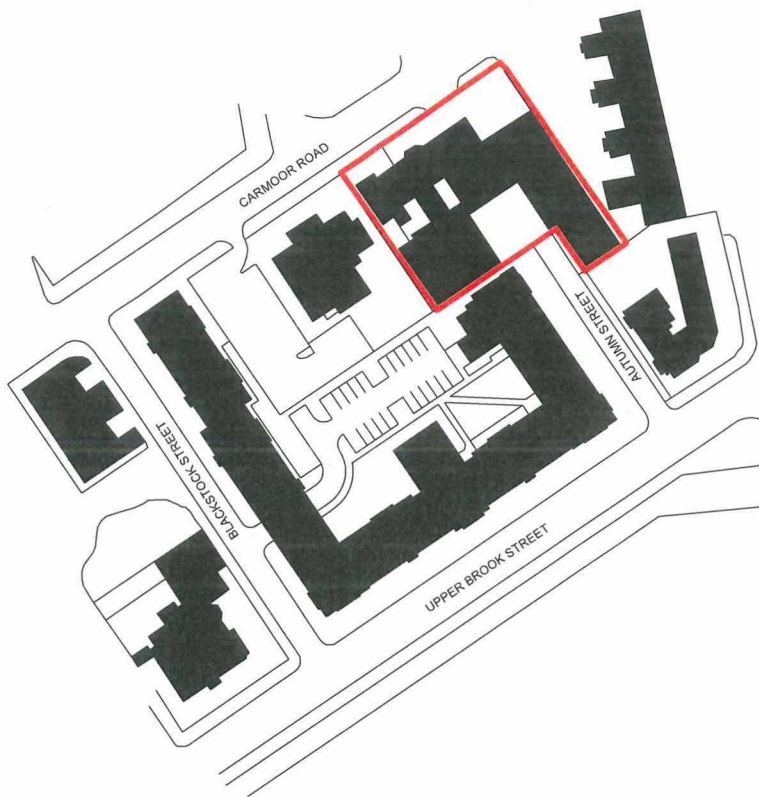
10 Lapwing Lane

West Didsbury, Manchester M20 2WS

0845 555 0606

Asya Koon

Solicitor



Location Plan
1 : 1250

NOTES:
No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.
This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.
Any discrepancies between drawings and site conditions are to be reported to the contract manager.
Areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-selling, lease agreements or otherwise, should include due allowance for the increases and decreases in area and dimensions and the fact that the drawings are preliminary and subject to change. The drawings are not to be used for any other purpose that may affect the stated areas. All areas are subject to Town Planning and related legislation and the relevant local authority.
Copyright of this drawing and all the information it contains is vested in Lechler, Hayes Ltd and no license or assignment of any kind has been, or is, granted to any third party without the provision of express or implied or otherwise written agreement in writing.

Architect:
Lechler Hayes Architects



Client:

Site Boundary

REV. NO.	DATE	DESCRIPTION
P01	18.11.22	Planning submission.

Project	Carmoor Road for Tiger Developments Ltd
Title	Location Plan
Sheet size:	1:1250 @ A3
Project No.	2205
Drawing No.	LHA-10-ZZ-DR-A-PL-001
Rev.	P01