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FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to Partially Discharge Conditions 6(a) and 7(b) in reference to Phase 1 only and Fully Discharge Condition 12 attached to Planning Permission Ref. 142387/MO/2025

On behalf of John Graham Construction Ltd., please find enclosed an application to partially discharge Conditions **6(a) (Landscaping)** and **7(b) (Material Samples)** and fully discharge Condition **12 (Off site Highway works)** attached to Planning Permission Ref. 142387/MO/2025.

Background

On 19 January 2024, Outline Planning Permission (Ref. 138126/OO/2023) was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was approved on 19 September 2025 providing details on appearance, landscaping, layout and scale of the development.

The description of development as stated on the Decision Notice is as follows:

Reserved Matters application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission reference 138126/OO/2023 for the phased redevelopment to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary Accommodation

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Discharge of Conditions

This application is being submitted to partially discharge Conditions 6a and 7b in relation to Phase 1 only and fully discharge Condition 12 attached to Reserved Matters Planning Permission Ref. 142387/MO/2025. Table 1 below, outlines each condition to be discharged under this application, and provides details as to the information submitted to meet the requirements.

Table 1- Condition wording and information submitted

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 6a (Landscaping) *Notwithstanding the landscape drawings listed within condition 2 of this decision, prior to the commencement of above ground works within any phase of development, full details of the hard and soft landscaping scheme for that phase based upon the general principles contained within the approved plan and including materials, layouts, planting specifications together with a timescales for its implementation shall be submitted for approval in writing by the City Council as Local Planning Authority.*	Landscape Drawings prepared by Landscape Projects: • **Phase 1 (N1, N2) Cycle Stores** *(Doc ref: UMRF-LAP-XX-00-DR-L-00402 Rev P3),* prepared by Landscape Projects • **Fire Riser Housing – Freestanding** *(Doc ref: UMRF-LAP-XX-00-DR-L-00404 Rev P04)* • **N2 Steps Detail** (*Doc ref: UMRF-LAP-XX-00-DR-L-00408 P02)* • **Entrance 1 Details** *(Doc ref: UMRF-LAP-XX-00-DR-L-00415 Rev P2)* • **Entrance 2 Details** *(Doc ref: UMRF-LAP-XX-00-DR-L-00419 Rev P2)* • **N1 Boundary Fence Detail** (Doc ref: UMRF-LAP-XX-00-DR-L-00423 Rev P2) • **N1 Generator Enclosure** (Doc ref: UMRF-LAP-XX-00-DR-L-00424 Rev P1) • **Neighbourhood 1 GA** (Doc ref: UMRF-LAP-XX-00-DR-L-10000 P9) • **Neighbourhood 1 Planting** (Doc ref: UMRF-LAP-XX-00-DR-L-10001 P7)	Partial discharge of part (a) of Condition 6 in relation to Phase 1 only

	• **N1 Tree Works & Removals** (Doc ref: UMRF-LAP-XX-00-DR-L-10002 Rev P3) • **Neighbourhood 2 GA** (Doc ref: UMRF-LAP-XX-00-DR-L-20000 Rev P8) • **Neighbourhood 2 Planting** (Doc ref: UMRF-LAP-XX-00-DR-L-20001 P7) • **N2 Tree Works and Removals** (Doc ref: UMRF-LAP-XX-00-DR-L-20002 Rev P2) • **N1 Retaining Walls Detail** (Doc ref: UMRF-LAP-XX-00-DR-L-00406 Rev P3) • **Hard landscape surfaces specification** (Doc ref: UMRF-LAP-XX-00-SP-L-10100 April 2026) • **Street furniture specification** (Doc ref: UMRF-LAP-XX-00-SP-L-10101 April 2026) • **Lighting Strategy** (Doc ref: UMRF-LAP-XX-00-DR-L-00011 Rev P09) • **N1 - B1, B2 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-12000 Rev T2) • **N1 - B2, B3 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-12001 Rev T2) • **N1 - B3, B4 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-12002 Rev T2) • **N1 - B5 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-12003 rev T2) • **N1 - B6 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-12004 rev T2)	

	• **N2 - B7 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-22000 Rev T1) • **N2 - B7,B8 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-22001 Rev T1) • **N2 - B9 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-22002 Rev T1) • **N2 - B11 Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-22003 Rev T1) • **N1 - NE Lawn Planting Plan** (Doc ref: UMRF-LAP-XX-00-DR-L-62000 Rev T1) The above drawings constitute full details of the hard and soft landscaping scheme in relation to Phase 1. The landscape works for Phase 1 will be completed by 9 August 2028. We therefore request Condition 6(a) is partially discharged.	
Condition 7b (Material Samples) *Prior to above ground works commencing within any relevant phase, with the exception of site clearance and demolition, the following further details shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to that phase:* *i. Samples and specifications of all other materials to be used on all external elevations including external elevation and material details of the: Central Hub building (Block 10 on the approved drawings); and, all bicycle parking facilities.*	On 16 April 2026, the architect and applicant presented samples of external façade materials for Phase 1 to Manchester City Council on site. The following documents are being submitted to address Condition 7(b) in relation to Phase 1: • **Cyclestore Design Intent** *(Doc ref: UMRF-LAP-XX-00-DR-L-00429 rev P4),* prepared by Landscape Architects • **Typical Pre Cast Brick Panel Proposed VMU** *(Doc ref: UMRF-SRA-ZZ-XX-DR-A-21791),* prepared by Sheppard Robson • **Typical Pre Cast Reconstituted Stone Panel Proposed VMU**	Partial discharge of part (b) of Condition 7 in relation to Phase 1 only

ii. Jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details to be used to prevent staining; and details of the glazing and frames. *iii. A strategy for quality control management.* *The development of each phase shall be carried out in accordance with the agreed details.*	*(Drawing Ref: UMRF-SRA-ZZ-XX-DR-A-21792),* prepared by Sheppard Robson • **External Materials Tracker** *(Doc ref: UMRF-SRA-ZZ-XX-SH-A-00110_Project Materiality Schedule_P02),* prepared by Sheppard Robson • **Project Quality Plan** (*Doc ref: PF09-PR09-03-F001-B),* prepared by Graham • **VMU Images**	
Condition 12 (Off site Highway works) *Prior to the commencement of above ground structures being installed for any phase of development hereby approved, provision shall be made to the City Council towards the off-site highway works as detailed within the Technical Note 012 dated 11th September 2025 and confirmation of this provision shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt these works exclude those related to the 3 No. site entrances as advised in BH Document reference 0062342-BHE-XX-XX-RP-TP-0020 relating to condition 24 of outline planning approval reference 138126/OO/2023.*	To fully discharge Condition 12, we confirm our commitment to making the required contribution towards the off-site highway works as stipulated in the condition. We intend to make a payment of £400,000 with a proposed payment date of 15 June 2026. This payment is required as contribution towards off-site highway works as detailed in Technical Note 012 dated 11th September 2025. To facilitate this, we kindly request confirmation from the City Council regarding the preferred method of payment. Once we receive your guidance on the payment process, we will ensure the provision is made by the specified date. This approach has been agreed with the MCC Case Officer via Teams meeting on 14 May 2026.	Full discharge of Condition 12

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Application Submission

The application is submitted along with the reports highlighted in Table 1, the application form and requisite fee of £400 (including £91 service charge).

The application has been submitted through the Planning Portal (Ref. PP-14890707).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 6(a) and 7(b) and full discharge of Condition 12 as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Katie Wray (kawray@deloitte.co.uk / +44 161 455 6350) or Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely

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