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05 June 2026

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

FAO Rob Griffin

Dear Rob

Owens Park, University of Manchester- Application for a Non-Material Amendment attached to Planning Permission ref: 138126/OO/2023

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 ("NMA") to Planning Permission Ref 138126/OO/2023 at Owens Park, Fallowfield Campus. The development comprises the phased delivery of Purpose-Built Student Accommodation (PBSA) development. The Applicant is John Graham Construction Ltd.

Background

Outline planning permission was granted on 19 January 2024 for the phased redevelopment of the Site to deliver up to 3,300 PBSA bedrooms with associated uses and infrastructure under Planning Permission Ref. 138126/OO/2023.

The Description of Development as stated on the Decision Notice is as follows:

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"Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads".

Condition 2 of that permission (Ref. 138126/OO/2023) required the submission and approval of a Phasing Plan prior to the submission of the first Reserved Matters application. This requirement was discharged under application Ref: CDN/25/0087, approved on 13 February 2025.

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

Reason for Application

Since approval of the Phasing Plan, the construction and delivery strategy for the Site has evolved, reflecting construction sequencing, site constraints and delivery considerations. As a result, the approved phasing strategy requires updating.

As the trigger for Condition 2 has now passed, the approved phasing plan cannot be amended through a further discharge of condition application. A pre-application meeting was held with the Case Officer on 1 May 2026 where it was subsequently agreed that the proposed amendments are non-material in nature and can be agreed under Section 96A as a non-material amendment to the existing permission.

Proposed Amendments

The Phasing Plan approved under application reference CDN/25/0087 (*Drawing Reference: UMRF-SRA-ZZ-XX-DR-A-02851 Rev P02*) outlined three phases covering demolition, construction and occupation.

However, in response to changes in the construction and delivery strategy, it is considered more appropriate to separate the phases of demolition from those relating to construction and occupation.

This application therefore proposes to replace the approved Phasing Plan with two separate plans:

- Demolition Phasing Plan (with Phases 1,2,3,4)
- Delivery Phasing Plan (with Phases 5,6,7,8)

The proposed Description of Development of this Application is:

"Non-material amendment to Planning Permission Ref. 138126/OO/2023 to amend the approved phasing strategy."

Planning Considerations

The Proposed Amendments do not alter the quantum of development, land use, scale or layout or design and external appearance of the approved scheme. It does not introduce any new or materially different planning impacts. The amendment simply refines the sequencing of delivery to align with the construction programme.

On this basis, the proposed changes are considered non-material and appropriate for determination under Section 96A.

Summary

The application seeks to update the approved phasing strategy to reflect the current delivery approach. As the condition requiring the phasing plan has already been discharged, this update cannot be secured through a further discharge application. The proposed amendment is limited to sequencing only and does not affect the nature or impacts of the approved development.

The amendments have been discussed with the Local Planning Authority and agreed in principle as suitable for a Non-Material Amendment.

In addition to this Covering Letter and the Application Forms, the following documents are being submitted in support of this Application:

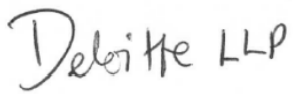
- Approved Phasing Plan (*Drawing Reference: UMRF-SRA-ZZ-XX-DR-A-02851 Rev P02)*
- Proposed Demolition Phasing Plan *(Drawing Reference: UMRF-SRA-ZZ-XX-DR-A-02851 P03)*
- Proposed Delivery Phasing Plan (*Drawing Reference: UMRF-SRA-ZZ-XX-DR-A-02855 P01)*

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The application is submitted through Planning Portal (PP-14972695). Payment has been sent via Planning Portal for the sum of £400.00 in respect of the application fee (including £91 service charge). We would be grateful if you could notify us of validation of the Application.

If you require any further details, please do not hesitate to contact Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely



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