MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000604
Application type:	Non-Material Amendment
Proposal:	Non Material Amendment to Planning Permission 138126/OO/2023 to amend the approved phasing strategy.
Site address:	293 Wilmslow Road Manchester M14 6HD
Ward(s):	Fallowfield
Date application valid:	05 June 2026
Applicant name:	John Graham Construction Ltd
Agent (if any):	Ragini Dutta
Case officer:	Robert Griffin
Recommendation:	Approve with Conditions
Date of recommendation:	24.06.2026

Description of site, building and/or area

The application site contains purpose built student accommodation and ancillary support facilities and services. The site is located at the junction of Wilmslow Road and Moseley Road, immediately adjacent Fallowfield District Centre, about 4km south of Manchester City Centre and 2.2km south of the main University campus. The areas to the south and west of the site are predominantly residential in nature beyond the commercial properties associated with Fallowfield District Centre. Existing residential streets are predominantly comprised of two storey terraced properties although there are a number of infill developments of a variety of time periods which contain flatted accommodation.

The site extends to 9.49 hectares and is part of a campus housing other University of Manchester accommodation, including Sheavyn House, Ashburne Hall, Richmond Park and Unsworth Park. The site slopes from north to south by approximately 5 metres and has been shaped by cutting in some places, filling in others, to create level terraces, with changes of level of between 1.0 - 1.2 metres.

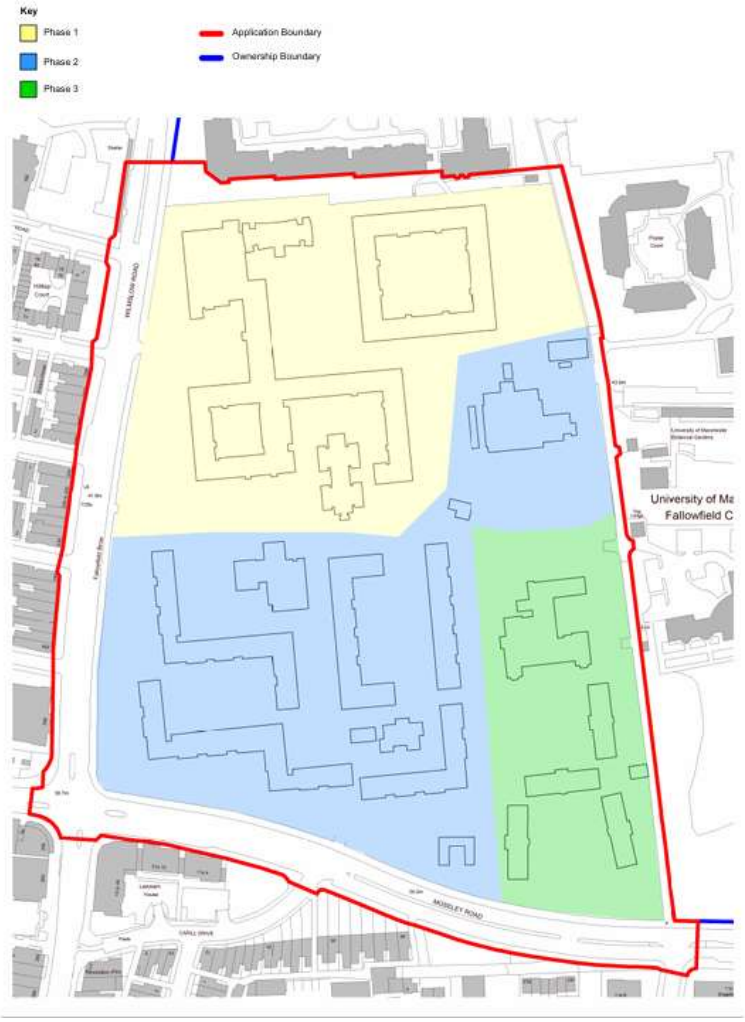
Outline permission (reference 138126/OO/2023) was granted for the redevelopment of the application site "for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste 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." A

subsequent reserved matters application was granted permission (reference 142387/MO/2025) 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 " and works have commenced on site to demolish existing buildings and to lay foundations and drainage works associated with the approval of the subsequent reserved matters application.

Description of development

As part of the outline approval (138162/OO/2024) condition 2 expected: "Prior to the submission of the first application for the approval of reserved matters, with the exception of the Phase 1a demolition works as defined, a Phasing Plan which outlines the intended phasing of the development shall be submitted to and approved by the City Council as local planning authority. Subsequently, applications for the approval of reserved matters shall be submitted and the development delivered in accordance with the approved Phasing Plan. References within conditions of this decision notice to 'phase' relate to a phase of development as defined by the Phasing Plan approved pursuant to this condition."

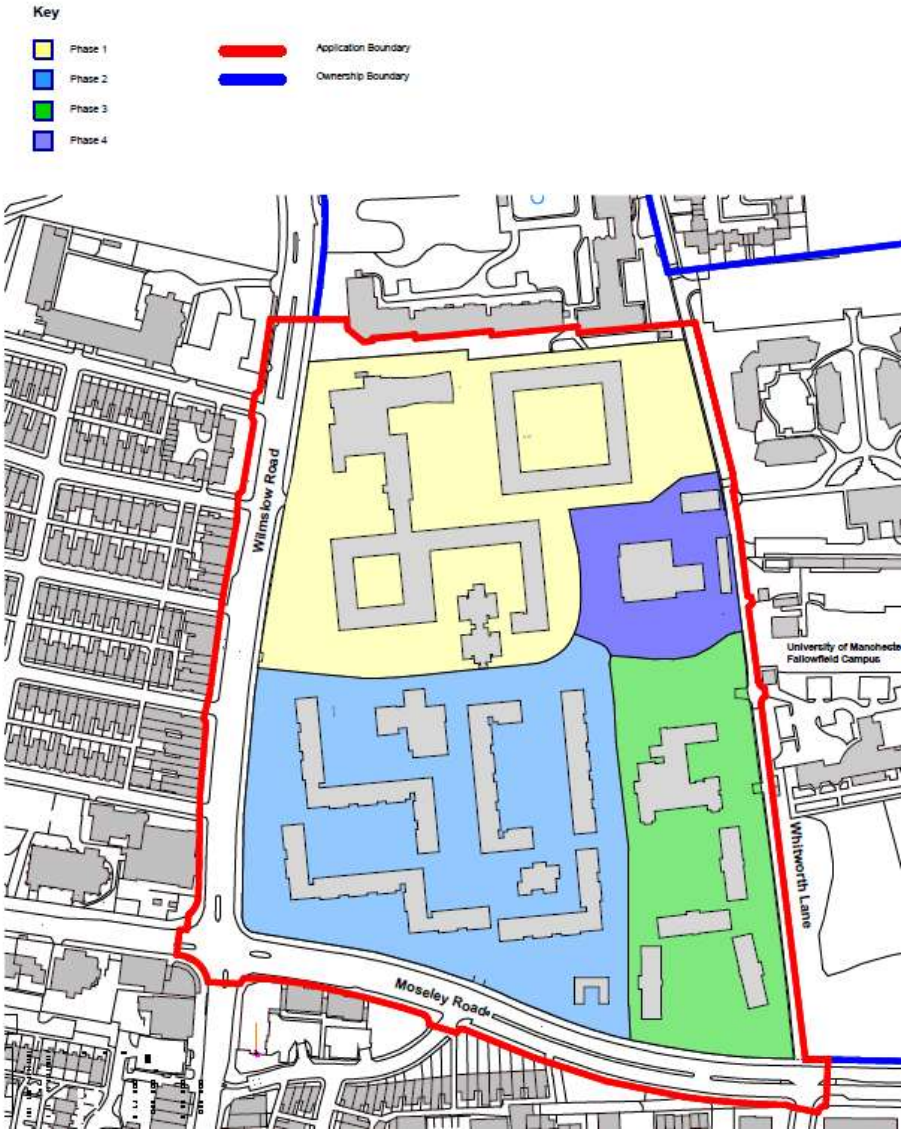
A subsequent condition discharge application reference CDN/25/0087 was submitted and approved discharging condition 2 with an approved phasing plan that envisaged three distinct phases of development covering demolition, construction and occupation.



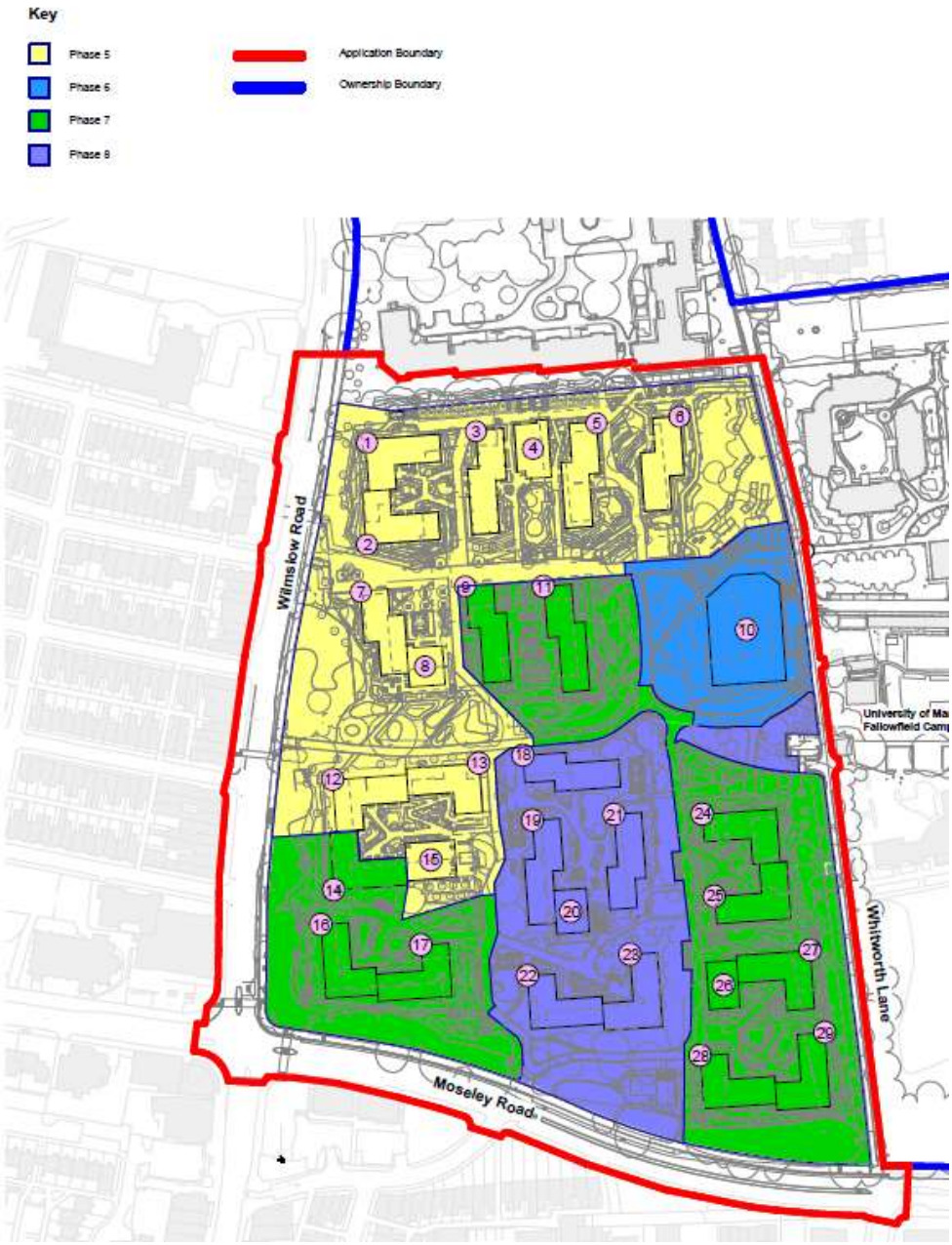
Approved Phasing plan

The current non-material amendment seeks to amend the approved phasing of the development following the construction and delivery strategy for the site evolving, reflecting construction sequencing, site constraints and delivery considerations. As a result, the applicant is seeking to update the approved phasing strategy.

Two separate plans have been submitted the first is to deal with the demolition phasing taking place on the site and the second relates to the delivery phasing of the development.



Proposed Demolition phase plan



Proposed delivery phase plan

Consultation, notification and publicity responses

Consultations

No consultation was required for this application.

Notifications and publicity

No notifications were required for this application

Negotiations

There was no requirement for any negotiations as part of determining this non-material amendment application.

Assessment

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

Following consideration of the submitted information including delivery and demolition plans it is considered that the proposed amendments are non-material in nature. The amendments do not alter the amount of development envisaged through the outline permission or subsequent reserved matters approval, they do not alter the siting, scale or landscaping associated with the development. The proposals is not expected to affect the nature of the impacts of the approved development and construction impacts continue to be undertaken in accordance with the previously approved demolition and construction management plans approved under condition discharge reference CDN/25/0521.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

The proposal is considered to be non-material in nature and would amend condition 2 of outline planning permission reference 138126/OO/2024 for the development to be carried out in accordance with the following phasing plans: Demolition Phasing Plan UMRF-SRA-ZZ-XX-DR-

A-02851 Rev P03 and Delivery Phasing Plan UMRF-SRA-ZZ-XX-DR-A-02855 Rev P01 both received by the City Council as local planning authority on the 5th June 2026.

Recommendation: **Approve with Conditions**

Conditions attached to this decision

Any subsequently, applications for the approval of reserved matters shall be submitted, and the development delivered, in accordance with the approved Phasing Plans showing on drawing references: 'Demolition Phasing Plan' UMRF-SRA-ZZ-XX-DR-A-02851 Rev P03 and 'Delivery Phasing Plan' UMRF-SRA-ZZ-XX-DR-A-02855 Rev P01 both received by the City Council as local planning authority on the 5th June 2026. References within conditions of this decision notice to 'phase' relate to a phase of development as defined by the Phasing Plans approved pursuant to this condition.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.