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FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to Discharge Conditions 6(a) and 7(b) in reference to Phases 5 and 8, of 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)** 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.

A Discharge of Condition application (Ref. OTH-2026-000261) in relation to the Reserved Matters Application (Ref. 142387/MO/2025) was approved on 10 July 2026, fully discharging Condition 12 (Off Site Highway Works) and partially discharging Conditions 6a and 7b in relation to Phase 1 only.

Since the approval of application reference OTH-2026-000261, a Non-Material Amendment application (Ref. OTH-2026-000604) has been approved to amend the approved phasing strategy for the development. Under the revised delivery phasing plan, areas previously forming part of Phase 1 now fall within Phase 5, together with the addition of Neighbourhood 3 (see Figure 1). Consequently, a number of documents previously approved under application reference OTH-2026-000261 remain applicable to the development now contained within revised Phase 5 and are therefore resubmitted as part of this application, alongside new and updated information relating to the remainder of Phase 5 and Phase 8.

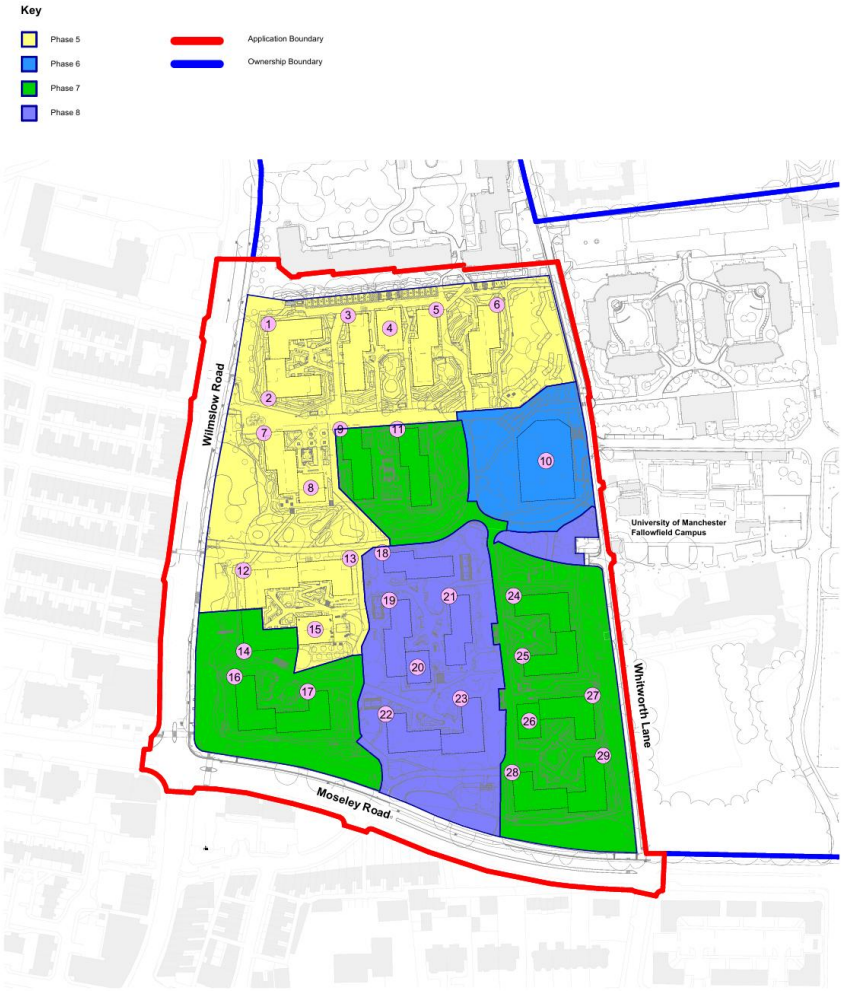


Figure 1- Delivery Phasing Plan approved under application Ref. OTH-2026-000604, with Phase 5 shown in yellow and Phase 8 shown in purple.

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Discharge of Conditions

This application is being submitted to partially discharge Conditions 6a and 7b in relation to Phases 5 and 8. 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: • **Lighting & CCTV Strategy** *(Doc ref: UMRF-LAP-XX-00-DR-L-00011 Rev P10)* • **Neighbourhood 1 GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-10000 rev P11)* • **Neighbourhood 2 GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-20000 rev P9)* • **Neighbourhood 3 GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-30000 rev P7)* • **Neighbourhood 4 GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-40000 rev P7)* • **Neighbourhood 5 GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-50000 rev P7)* • **Neighbourhood 1 Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-10001 rev P9)* • **Neighbourhood 2 Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-20001 rev P8)* • **Neighbourhood 3 Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-30001 rev P7)*	Partial discharge of part (a) of Condition 6 in relation to Phase 5 and 8 only

	• **Neighbourhood 4 Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-40001 rev P7)* • **Neighbourhood 5 Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-50001 rev P7)* • **Central Hub & Open Space GA** *(Doc ref: UMRF-LAP-XX-00-DR-L-60000 Rev P9)* • **Central Hub/Open Space Planting** *(Doc ref: UMRF-LAP-XX-00-DR-L-60001 Rev P6)* • **Phase 1 (N1, N2) Cycle Stores** *(Doc ref: UMRF-LAP-XX-00-DR-L-00402 Rev P4)* • **Fire Riser Housing – Freestanding** *(Doc ref: UMRF-LAP-XX-00-DR-L-00404 P5)* • **N3 Fire Riser Housing – Integrated** *(Doc ref: UMRF-LAP-XX-00-DR-L-004005 rev P3)* • **N1 Retaining Walls Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00406 REV P4)* • **N3 Retaining Walls Detail** (*Doc ref: UMRF-LAP-XX-00-DR-L-00407 REV P3)* • **N2 Steps Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00408 REV P3)* • **N3 Steps Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00409 REV P2)* • **Central Hub Steps Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00410 REV P1)* • **Entrance 1 Details** *(Doc ref: REV UMRF-LAP-XX-00-DR-L-00415 P3)* • **Whitworth Lane Boundaries** *(Doc ref: UMRF-LAP-XX-00-DR-L-00418 REV P1)* • **Entrance 2 Details** *(Doc ref: REV*	

	UMRF-LAP-XX-00-DR-L-00419 P3) • **N5 Retailing wall Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00420 REV P2)* • **N1 Boundary Fence Detail** *(Doc ref: (Doc ref: UMRF-LAP-XX-00-DR-L-00423 REV P3)* • **N1 Generator Enclosure** *(Doc ref: UMRF-LAP-XX-00-DR-L-00424 Rev P2)* • **N2 Retaining Walls Detail** *(Doc ref: UMRF-LAP-XX-00-DR-L-00437 REV P1)* • **Concourse shelter - design intent** *(Doc ref: UMRF-LAP-XX-00-DR-L-00438 REV P1)* • **Hard landscape surfaces specification** *(Doc ref: UMRF-LAP-XX-00-SP-L-10100)* • **Street furniture specification** *(Doc ref: UMRF-LAP-XX-00-SP-L-10101)* • **Planting specification** (*Doc ref: UMRF-LAP-XX-00-SP-L-10102)* • **N4 Generator Enclosure** (Rev P1) The above drawings constitute full details of the hard and soft landscaping scheme in relation to Phases 5 and 8. The landscape works for Phase 5 will be completed by 21 April 2028 and for Phase 8 by 23 March 2029. We therefore request Condition 6(a) is partially discharged.	
Condition 7b (Material Samples)	To satisfy the requirements of Condition 7(b) in relation to Phases 5	Partial discharge of part (b) of Condition 7 in

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.* *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.*	and 8, the following documents are submitted as part of this application: • **Cyclestore Design Intent** *(Doc ref: UMRF-LAP-XX-00-DR-L-00429 REV P5),* prepared by Landscape Architects On 16 April 2026, the architect and applicant presented samples of external façade materials for Phases 5 and 8 to Manchester City Council (MCC) on site. The following documents were approved under application reference OTH-2026-000261. As the approved details remain applicable to elements of revised Phases 5 and 8, they are being resubmitted for completeness as part of this application: • **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** *(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**	relation to Phase 5 and 8 only

Application Submission

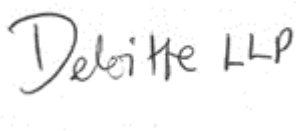
The application is submitted along with the drawings highlighted in Table 1, the application form and requisite fee of £400 (including £91 service charge).

The application has been submitted through the Planning Portal (Ref. PP-15156926).

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) as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Kelly McCann (kmccann@deloitte.co.uk / +44 161 455 6671) or Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely



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