MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 293

Suffix:

Property Name:

Address Line 1: Wilmslow Road

Address Line 2:

Address Line 3:

Town/city: Fallowfield

Postcode: M14 6HD

Description of site location must be completed if postcode is not known:

Easting (x): 385721

Northing (y): 394257

Description:

University Of Manchester Fallowfield Campus Wilmslow Road Manchester M14 6HD

Applicant Details

Name/Company

Title

First name

Surname

John Graham Construction Ltd

Company Name

John Graham Construction Ltd

Address

Address line 1

5 Ballygowan Road

Address line 2

Co Down

Address line 3

Town/City

County

Country

United Kingdom

Postcode

BT26 6HX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Ragini

Surname

Dutta

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M3 7FB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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

Reference number

142387/MO/2025

Date of decision (date must be pre-application submission)

19/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

6a, 7b

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Partial discharge of part (a) of Condition 6 in relation to Phases 5 and 8 Partial discharge of part (b) of Condition 7 in relation to Phases 5 and 8

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see cover letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Owens Park VMU Site visit

Date (must be pre-application submission)

16/04/2026

Details of the pre-application advice received

Samples of external facade materials were presented to Case Officer at site visit

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ragini Dutta

Date

18/08/2026