26 August 2026

Planning
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

FULL PLANNING APPLICATION: OCTAGON HOUSE, HATHERSAGE ROAD, MANCHESTER.

On behalf of the Plymouth Grove Residential ("the Applicant"), we are pleased to enclose a full planning application for the redevelopment of Octagon House, Hathersage Road M13 0FN ("the Site").

The description of the development is as follows:

> *Full planning application for the partial demolition of existing structures on site, the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.*

The application is supported by a full suite of technical and architectural material in accordance with the Council's validation requirements. The schedule overleaf outlines the contents of the application submission.

This application has been submitted directly to Manchester City Council.

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt. In the meantime, if you have any queries of require anything further, please do not hesitate to contact me.

Yours sincerely,

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

Registered in England Turley Associates Limited no. 2235387. Registered office: 6 Atherton Street, Manchester M3 3GS


Helen Hartley
Associate Director

Schedule of Supporting Documents

Document / Drawing Title	Document / Drawing Reference	Author
Forms and certificates		
Application forms and certificates	N/A	Turley
Drawings and plans		
Site Location Plan	0670-HOD-XX-XX-DR-A-00100	Hodder Architects
Proposed Site Plan	0670-HOD-XX-00-DR-A-00200	Hodder Architects
Existing GA Plan - Basement Level	0670-HOD-XX-B1-DR-A-00219	Hodder Architects
Existing GA Plan - Level 00	0670-HOD-XX-00-DR-A-00220	Hodder Architects
Existing GA Plan - Level 01	0670-HOD-XX-01-DR-A-00221	Hodder Architects
Existing GA Plan - Level 02	0670-HOD-XX-02-DR-A-00222	Hodder Architects
Existing GA Plan - Level 03	0670-HOD-XX-03-DR-A-00223	Hodder Architects
Existing GA Plan - Level 04	0670-HOD-XX-04-DR-A-00224	Hodder Architects
Existing GA Plan - Level 05	0670-HOD-XX-05-DR-A-00225	Hodder Architects
Existing GA Plan - Roof Level	0670-HOD-XX-RF-DR-A-00226	Hodder Architects
Proposed Demolition Plan - Basement Level	0670-HOD-XX-B1-DR-A-00249	Hodder Architects
Proposed Demolition Plan - Level 00	0670-HOD-XX-00-DR-A-00250	Hodder Architects
Proposed Demolition Plan - Level 01	0670-HOD-XX-01-DR-A-00251	Hodder Architects
Proposed Demolition Plan - Level 02	0670-HOD-XX-02-DR-A-00252	Hodder Architects
Proposed Demolition Plan - Level 03	0670-HOD-XX-03-DR-A-00253	Hodder Architects
Proposed Demolition Plan - Level 04	0670-HOD-XX-04-DR-A-00254	Hodder Architects
Proposed Demolition Plan - Level 05	0670-HOD-XX-05-DR-A-00255	Hodder Architects
Proposed South Elevation - Hathersage Road	0670-HOD-XX-XX-DR-A-00300	Hodder Architects
Proposed West Elevation - Carmoor Road	0670-HOD-XX-XX-DR-A-00301	Hodder Architects
Proposed East Elevation - Bax Road	0670-HOD-XX-XX-DR-A-00302	Hodder Architects
Proposed North Elevation - The Groves	0670-HOD-XX-XX-DR-A-00303	Hodder Architects
Proposed GA Plan - Level 00 - Block A	0670-HOD-A-00-DR-A-20200A	Hodder Architects
Proposed GA Plan - Level 01 - Block A	0670-HOD-A-01-DR-A-20201A	Hodder Architects
Proposed GA Plan - Level 02-03 - Block A	0670-HOD-A-XX-DR-A-20202A	Hodder Architects
Proposed GA Plan - Level 04 - Block A	0670-HOD-A-04-DR-A-20204A	Hodder Architects
Proposed GA Plan - Level 05-08 - Block A	0670-HOD-A-XX-DR-A-20205A	Hodder Architects
Proposed GA Plan - Roof Level - Block A	0670-HOD-A-RF-DR-A-20209A	Hodder Architects
Proposed South Elevation - Block A	0670-HOD-A-XX-DR-A-20300A	Hodder Architects
Proposed West Elevation - Block A	0670-HOD-A-XX-DR-A-20301A	Hodder Architects
Proposed North Elevation - Block A	0670-HOD-A-XX-DR-A-20302A	Hodder Architects
Proposed East Elevation - Block A	0670-HOD-A-XX-DR-A-20302A	Hodder Architects
Proposed GA Plan - Level 00 - Block B	0670-HOD-B-00-DR-A-20200B	Hodder Architects
Proposed GA Plan - Level 01 - Block B	0670-HOD-B-01-DR-A-20201B	Hodder Architects

Proposed GA Plan - Level 02-03 - Block B	0670-HOD-B-XX-DR-A-20202B	Hodder Architects
Proposed GA Plan - Level 04 - Block B	0670-HOD-B-04-DR-A-20204B	Hodder Architects
Proposed GA Plan - Level 05 - Block B	0670-HOD-B-05-DR-A-20205B	Hodder Architects
Proposed GA Plan - Roof Level - Block B	0670-HOD-B-RF-DR-A-20206B	Hodder Architects
Proposed North Elevation - Block B	0670-HOD-B-XX-DR-A-20300B	Hodder Architects
Proposed East Elevation - Block B	0670-HOD-B-XX-DR-A-20301B	Hodder Architects
Proposed South Elevation - Block B	0670-HOD-B-XX-DR-A-20302B	Hodder Architects
Proposed West Elevation - Block B	0670-HOD-B-XX-DR-A-20302B	Hodder Architects
Proposed GA Plan - Level 00 - Block C	0670-HOD-C-00-DR-A-20200C	Hodder Architects
Proposed GA Plan - Level 01 - Block C	0670-HOD-C-01-DR-A-20201C	Hodder Architects
Proposed GA Plan - Level 02-05 - Block C	0670-HOD-C-XX-DR-A-20202C	Hodder Architects
Proposed GA Plan - Level 06 - Block C	0670-HOD-C-06-DR-A-20206C	Hodder Architects
Proposed GA Plan - Level 07-09 - Block C	0670-HOD-C-XX-DR-A-20207C	Hodder Architects
Proposed GA Plan - Level 10 - Block C	0670-HOD-C-10-DR-A-20210C	Hodder Architects
Proposed GA Plan - Roof Level - Block C	0670-HOD-C-RF-DR-A-20211C	Hodder Architects
Proposed North Elevation - Block C	0670-HOD-C-XX-DR-A-20300C	Hodder Architects
Proposed East Elevation - Block C	0670-HOD-C-XX-DR-A-20301C	Hodder Architects
Proposed South Elevation - Block C	0670-HOD-C-XX-DR-A-20302C	Hodder Architects
Proposed West Elevation - Block C	0670-HOD-C-XX-DR-A-20302C	Hodder Architects
Proposed GA Plan - Level 00 - Block D	0670-HOD-D-00-DR-A-20200D	Hodder Architects
Proposed GA Plan - Level 01 - Block D	0670-HOD-D-01-DR-A-20201D	Hodder Architects
Proposed GA Plan - Level 02 - Block D	0670-HOD-D-02-DR-A-20202D	Hodder Architects
Proposed GA Plan - Level 03 - Block D	0670-HOD-D-03-DR-A-20203D	Hodder Architects
Proposed GA Plan - Level 04 - Block D	0670-HOD-D-04-DR-A-20204D	Hodder Architects
Proposed GA Plan - Level 05 - Block D	0670-HOD-D-05-DR-A-20205D	Hodder Architects
Proposed GA Plan - Roof Level - Block D	0670-HOD-D-RF-DR-A-20206D	Hodder Architects
Existing North Elevation - Block D	0670-HOD-D-XX-DR-A-20300D	Hodder Architects
Existing East Elevation - Block D	0670-HOD-D-XX-DR-A-20301D	Hodder Architects
Existing South Elevation - Block D	0670-HOD-D-XX-DR-A-20302D	Hodder Architects
Existing West Elevation - Block D	0670-HOD-D-XX-DR-A-20303D	Hodder Architects
Proposed North Elevation - Block D	0670-HOD-D-XX-DR-A-20300D	Hodder Architects
Proposed East Elevation - Block D - Sheet 1 of 2	0670-HOD-D-XX-DR-A-20301D	Hodder Architects
Proposed East Elevation - Block D - Sheet 2 of 2	0670-HOD-D-XX-DR-A-20302D	Hodder Architects
Proposed South Elevation - Block D	0670-HOD-D-XX-DR-A-20303D	Hodder Architects
Proposed West Elevation - Block D - Sheet 1 of 2	0670-HOD-D-XX-DR-A-20304D	Hodder Architects
Proposed West Elevation - Block D - Sheet 2 of 2	0670-HOD-D-XX-DR-A-20305D	Hodder Architects
Façade Fragment 01 - Typical Precast Bay	0670-HOD-XX-XX-DR-A-21500	Hodder Architects
Façade Fragment 02 - Precast Corner Bay	0670-HOD-XX-XX-DR-A-21501	Hodder Architects
Façade Fragment 03 - Precast Crown Bay	0670-HOD-XX-XX-DR-A-21502	Hodder Architects

Façade Fragment 04 - Ground Floor Bay	0670-HOD-XX-XX-DR-A-21503	Hodder Architects
Façade Fragment 05 - Townhouse Bay	0670-HOD-B-XX-DR-A-21504	Hodder Architects
Façade Fragment 06 - Carmoor Rd Bay	0670-HOD-B-XX-DR-A-21505	Hodder Architects
Façade Fragment 07 - Typical Brick Bay	0670-HOD-B-XX-DR-A-21506	Hodder Architects
Façade Fragment 08 - Main Entrance	0670-HOD-B-XX-DR-A-21507	Hodder Architects
Façade Fragment 09 - Roof Terrace	0670-HOD-XX-XX-DR-A-21508	Hodder Architects
Façade Fragment 10 - Sky Lounge	0670-HOD-XX-XX-DR-A-21509	Hodder Architects
Façade Fragment 11 - Octagon House Typical Bay	0670-HOD-XX-XX-DR-A-21510	Hodder Architects
Façade Fragment 12 - Octagon House Parapet	0670-HOD-XX-XX-DR-A-21511	Hodder Architects
Façade Fragment 13 - Octagon House South Core Bay	0670-HOD-XX-XX-DR-A-21512	Hodder Architects
Façade Fragment 14 - Octagon House Duplex Bay	0670-HOD-XX-XX-DR-A-21513	Hodder Architects
Landscape Drawings Pack	Landscape Drawings Pack	Layer Studio
Documents		
Heritage, Townscape and Visual Statement	05121 Octagon House, Hathersage Road - Heritage, Townscape and Visual Statement	Turley
Design and Access Statement	0670_Octagon House – Design and Access Statement	Hodder Architects
Transport Assessment	410.067893.00001_Rev 4_Octagon House, Hathersage Road_Transport Assessment_2026.08.24	SLR
Travel Plan	410.067893.00001_Rev 4_Octagon House, Hathersage Road_Travel Plan_2026.08.24	SLR
Waste Management Strategy	410.067893.00001_Octagon House, Manchester_Waste Management Strategy_2026.08.12	SLR
FRA and Drainage Strategy	5033325 - FRA and Drainage Strategy V3	Ridge
Energy Strategy Report	5033325-RDG-XX-XX-RP-M-51000 V4	Ridge
Ventilation Strategy	5033325-RDG-XX-XX-RP-M-57000 V3	Ridge
Approved Document Part O & Thermal Comfort Report	5033325-RDG-XX-XX-RP-ME-001 V3	Ridge
Archaeological Assessment	61427-CIV-XX-XX-R-O-3001_Archaeological Assessment_Rev03	Civic Heritage Ltd
Air Quality Assessment	791-448801-HLE-RP-Air Quality-Octagon House-Rev04	Hoare Lea
Broadband Connectivity Assessment	Broadband Connectivity Assessment_V0.2	GTech

Crime Impact Statement	Crime Impact Statement	Design for Security
Octagon Building Energy and Carbon Proforma	Octagon Building energy-and-carbon-proforma	Ridge
Operational Management Plan	Operational Management Plan	Octagon Accommodation Management Team
TV and Radio Reception Assessment	TV and Radio Reception Assessment_v0.2	GTech
Planning Noise Report	027394-R01-D Planning noise report	Sandy Brown
Arboricultural Impact Assessment	17327-LUC-RP-Octagon House, Hathersage Road, Manchester-AIA-01	LUC
Green & Blue Infrastructure Statement	493-LYR-XX-XX-RPT-L-0004-00 Green & Blue Infrastructure Statement	Layer Studio
BREEAM Pre-Assessment Report	5033325 - Octagon House BREEAM Pre-Assessment Report V2	Ridge
Circular Economy Statement	5033325 - Octagon House Circular Economy Statement V04	Ridge
Environmental Standards Statement	5033325 - Octagon House Environmental Standards Statement V3	Ridge
Student Need Assessment	Octagon House Manchester Student Need Assessment 24.08.26	Cushman and Wakefield
Local Labour Method Statement	Local Labour Method Statement	Turley
Economic Regeneration Statement	Socio-economic Regeneration Impact Statement	Turley
Health Impact Assessment	Health Impact Assessment	Turley
Statement of Community Involvement	SCI	Keeble Brown
Daylight and Sunlight	10439-260813-MA	EB7
Preliminary Ecological Assessment	UES05361/02 – UES PEA_V4 (27th August 2026)	UES
Ground Level and Aerial Tree Assessment	UES0536/07 – UES GLTA and ATA_V2 (27th August 2026)	UES
Bat Prescence / Absence Survey	UES05361/05 – UES Bat Prescence/Absence Survey_V3 (27th August 2026)	UES
Statutory Biodiversity Metric	20260707 - UES Statutory Biodiversity Metric	UES

Bat Scoping Survey	UES05361/03 – UES Bat Scoping_(27th August 2026)	UES
Biodiversity Gain Plan	UES05361/04 - Draft BGP_(13th August 2026)	UES
Fire Statement	26MA0117-R01-03	Sedrow