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

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Suffix

Property Name

88-90

Address Line 1

Carmoor Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M13 0FB

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

Easting (x)

385500

Northing (y)

395969

Description

Applicant Details

Name/Company

Title

First name

Surname

Tiger (Carmoor Road) Limited

Company Name

Address

Address line 1

c/o agent

Address line 2

.

Address line 3

Town/City

County

Country

.

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Stephen

Surname

Morgan-Hyland

Company Name

Sevo Planning Limited

Address

Address line 1

Withington Works

Address line 2

30 Burton Road

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 3EB

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
Manchester City Council

Number:

Suffix:

Address line 1:
P.O. Box 532

Address Line 2:
Town Hall

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
07/10/2026

Description of Your Proposal

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

Erection of part three storey, part six storey purpose-built student accommodation (sui generis) with 172 beds in a mix of studio and cluster units, together with ancillary facilities, shared amenity space, site access and other associated works following demolition of existing buildings

Reference number

135576/FO/2022 (as amended by NMAs)

Date of decision

18/11/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non material amendments sought are as described in the submitted Non-Material Amendment Design Statement ref. 2205-LHA-XX-XX-RP-A-PL-005_P01, October 2026 and the Sevo cover letter also dated 7 October 2026. The non-material amendments sought result in a requirement for requisite changes to the wording of conditions #3, #7 and #24 attached to planning permission ref. 135576/FO/2022 as previously amended by NMA ref. 145116/NMC/2026 and NMA ref. OTH-2026-001030. This is necessary to update drawing references in these three conditions.

Please state why you wish to make this amendment

The proposed amendments arise from some or all of:

1) regulatory updates;
2) ongoing technical design development; and
3) coordination across the design team since the local planning authority approved earlier non-material amendment applications (ref. 145116/NMC/2026 / OTH-2026-001030) in February 2026 and July 2026.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

See submitted cover letter dated October 2026

New plan/drawing numbers

See submitted cover letter dated October 2026

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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

31/07/2026

Details of the pre-application advice received

No issue in principle to the proposed switch of a ground floor store room and bedroom, subject to there being no resultant elevational changes.

Pre-application advice was not sought on the proposed alteration to five windows at levels 01-05 on the south east courtyard elevation given that an equivalent change was made to six windows in the north west elevation of Block B as part of an earlier NMA submission. That change was deemed by the LPA to be non-material in nature. This earlier change to six windows was the subject of pre-application advice prior to an NMA submission being made.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Stephen Morgan-Hyland

Date

07/10/2026