MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non Material Amendment to planning permission referenced 135576/FO/2022 to allow layout changes and elevational alterations.

Location:

88-90 Carmoor Road Manchester M13 0FB

Application reference:

OTH-2026-001904

Applicant:

Tiger (Carmoor Road) Limited

Date of application:

07 October 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments include the relocation of the Level 00 store to a position adjacent to the refuse store, resulting in the former store area at Room B5.4 being repurposed as a study bedroom. In addition, alterations are proposed to five windows on the south-east courtyard elevation at Levels 01–05, whereby the previously approved back-painted glass panels would be replaced with glazed louvre panels.

It should be noted that this decision does not supersede the decision notice attached to planning permission 135576/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135576/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced: 2205-LHA-10-ZZ-DR-A-PL-003 Rev P04 Site Plan – Proposed, 2205-LHA-20-01-DR-A-PL-011 Rev P04 Level 01 Plan, 2205-LHA-20-02-DR-A-PL-012 Rev P04 Level 02 Plan, 2205-LHA-20-03-DR-A-PL-013 Rev P04 Level 03 Plan, 2205-LHA-20-04-DR-A-PL-014 Rev P04 Level 04 Plan, 2205-LHA-20-05-DR-A-PL-015 Rev P04 Level 05 Plan, 2205-LHA-20-RF-DR-A-PL-016 Rev P04 Roof Plan, 2205-LHA-20-ZZ-DR-A-PL-020 Rev P04 North East Elevation (Carmoor Road Elevation) & South West Elevation, 2205-LHA-20-ZZ-DR-A-PL-021 Rev P04 North West & South East Elevations, 2205-LHA-20-ZZ-DR-A-PL-030 Rev P04 Proposed Site Sections 01, 2205-LHA-20-ZZ-DR-A-PL-031 Rev P04 Proposed Site Sections

02, 2205-LHA-21-ZZ-DR-A-PL-040 Rev P04 Facade Bay Study 01 - Carmoor Road, 2205-LHA-21-ZZ-DR-A-PL-041 Rev P04 Facade Bay Study 02 - Carmoor Road,2205-LHA-21-ZZ-DR-A-PL-042 Rev P04 Facade Bay Study 03 - Carmoor Road, 2205, Landscape Proposals (ref. 4260 501F) and Landscape Layout (ref. 4260 101G), received by the City Council as Local Planning Authority on 4 February 2026.

Documents referenced: Non-Material Amendment Design Statement (ref. 2205-LHA-XX-XX-RP-A-PL-004_P01), Roof Guarding Design Statement (ref. 2205-LHA-XX-XX-RP-A-PL 005_P01, July 2026) and Non-Material Amendment Design Statement (ref. 2205-LHA-XX-XX-RP-A-PL-005_P01), received by the City Council as Local Planning Authority on 7 October 2026.

Drawings referenced: 2205-LHA-20-00-DR-A-PL-010 Rev P05 Level 00 Plan and 2205-LHA-20-ZZ-DR-A-PL-022 Rev P05 Courtyard Elevations, received by the City Council as Local Planning Authority on 7 October 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the submitted Waste Management Strategy produced by Vectos and waste storage layout shown on drawing numbered LHA-20-00-DR-A-PL-010 Rev P05 received by the City Council as Local Planning Authority on 23 November 2022 and 7 October 2026 respectively. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside of the waste store, other than on the day of collection.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawing referenced 2205-LHA-20-00-DR-A-PL-010 Rev P05 (Level 00 Plan), received by the City Council as Local Planning Authority on 7 October 2026. The approved space and facilities shall then be retained and permanently reserved for bicycle parking. In the event that Travel Plan monitoring identifies the need for increased cycle storage provision, the area identified on the approved drawing for a future expansion zone shall be implemented.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to

mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy and policy JP-C6 of the Places for Everyone joint development plan.

Date: 13 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

MANCHESTER CITY COUNCIL

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Application reference:

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Date of application:

07 October 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Following an assessment of the details submitted, the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alteration to the host planning permission.

It should be noted that this decision does not supersede the decision notice attached to planning permission 135576/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135576/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

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Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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