

Application details:	Application number: 142888/FO/2025 Proposal: Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purposebuilt student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works. Location: Cambridge Halls Of Residence , Cavendish Street, Manchester, M15 6TT
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LLFA Comments 16/07/2025

The following Information has been considered:

Planning Portal uploads:	07/05/2025 – 23/06/2025
Further submission emails:	-
Pre-Application Advice:	08/10/2024 - CAM/M15/A/PRE

Any LLFA Comments to LPA

The following matters as a minimum should be resolved pre-determination.

Insufficient data has been presented for us to check if the proposals meet national flood resistance and resilience guidance for local planning authorities.

Until the below matters are resolved, we are unable to recommend conditions:

1. The FRA must be updated to assess the design flood event, which is the 1% + CC flood extent. Currently the FRA presents the 0.1% + CC event with no information on the 1% + CC event.
2. If the 1% + CC event is not onsite according to Product 4, this should be clearly identified in the FRA. No design alterations will be required.
3. If the 1% + CC event is is onsite, the design must meet national guidance in the government standing advice. This includes raising floor levels a minimum of 300mm above the 1% + CC event. All supporting architectural section and layout plans should be updated if this is required.
4. The original Product 4 data package must be provided (including all tables and maps).

The following information is for LPA attention only:

The development proposes phasing, but it is unclear whether the two phases will be completed together or at different times. Should the drainage be completed in separate phases, the drainage design will need to allow the phases to be brought through separately. It is recommended that the LPA contact us if there are any concerns with this.