

25 April 2025

Delivered via Planning Portal

Jennifer Atkinson
Planning & Building Control
Manchester City Council
PO Box 532
Manchester
M60 2LA

Planning Portal Reference: PP-13814606

Our Reference: UNIM3028

Dear Jennifer,

ALL SAINTS CAMBRIDGE HALLS, MANCHESTER METROPOLITAN UNIVERSITY

FULL PLANNING PERMISSION SUBMISSION FOR REPLACEMENT AND ADDITIONAL PURPOSE BUILT STUDENT ACCOMMODATION ('PBSA') WITH ASSOCIATED PUBLIC AND PRIVATE AMENITY SPACE AND FLEXIBLE COMMERCIAL USES AT GROUND FLOOR LEVEL.

Please find enclosed on behalf of our client, Unite Students and Manchester Metropolitan University (the applicant), in connection with the applications for application for full planning permission for the development listed below at the All Saints, Cambridge Halls, (the 'Site').

The proposed development description is set out below:

"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 purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis). Ground floor commercial and community uses (Flexible Use Classes E, F1 or F2). Hard and soft landscaping and associated highway works.

The applications have been submitted via the Planning Portal (ref. PP-13814606) and the application fee of £210,368.00 has been paid online.

The following information is submitted to allow the Council's full and proper consideration of this application:

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

Planning Application Drawings

<i>Drawing Number</i>	<i>Drawing Title</i>
998-CPA-ZZ-00-DR-A-0100 P01	Location Plan
998-CPA-ZZ-00-DR-A-0110 P01	Site Plan - Existing
998-CPA-ZZ-00-DR-A-0111 P01	Site Plan - Demolition
998-CPA-ZZ-00-DR-A-0112 P01	Site Plan - Proposed
998-CPA-ZZ-00-DR-A-0113 P01	Site Plan - Phasing
998-CPA-ZZ-00-DR-A-0114 P01	Site Plan - Existing - Topography
998-CPA-ZZ-00-DR-A-0115 P01	Site Plan - Fire Service
998-CPA-ZZ-B1-DR-A-0220 P01	Basement Floor Plan
998-CPA-ZZ-00-DR-A-0221 P01	Ground Floor Plan
998-CPA-ZZ-01-DR-A-0222 P01	Level 01 Floor Plan
998-CPA-ZZ-02-DR-A-0223 P01	Level 02 Floor Plan
998-CPA-ZZ-03-DR-A-0224 P01	Level 03 Floor Plan
998-CPA-ZZ-04-DR-A-0225 P01	Level 04 Floor Plan
998-CPA-ZZ-05-DR-A-0226 P01	Level 05 Floor Plan
998-CPA-ZZ-06-DR-A-0227 P01	Level 06 Floor Plan
998-CPA-ZZ-07-DR-A-0228 P01	Level 07 Floor Plan
998-CPA-ZZ-08-DR-A-0229 P01	Level 08 Floor Plan
998-CPA-ZZ-09-DR-A-0230 P01	Level 09 Floor Plan
998-CPA-ZZ-10-DR-A-0231 P01	Level 10 Floor Plan
998-CPA-ZZ-11-DR-A-0232 P01	Level 11 Floor Plan
998-CPA-ZZ-12-DR-A-0233 P01	Level 12 Floor Plan
998-CPA-ZZ-13-DR-A-0234 P01	Level 13 Floor Plan
998-CPA-ZZ-14-DR-A-0235 P01	Level 14 Floor Plan
998-CPA-ZZ-15-DR-A-0236 P01	Level 15 Floor Plan
998-CPA-ZZ-16-DR-A-0237 P01	Level 16 Floor Plan
998-CPA-ZZ-17-DR-A-0238 P01	Level 17 Floor Plan
998-CPA-ZZ-18-DR-A-0239 P01	Level 18 Floor Plan

998-CPA-ZZ-19-DR-A-0240 P01	Level 19 Floor Plan
998-CPA-ZZ-20-DR-A-0241 P01	Level 20 Floor Plan
998-CPA-ZZ-21-DR-A-0242 P01	Level 21 Floor Plan
998-CPA-ZZ-22-DR-A-0243 P01	Level 22 Floor Plan
998-CPA-ZZ-23-DR-A-0244 P01	Level 23 Floor Plan
998-CPA-ZZ-24-DR-A-0245 P01	Level 24 Floor Plan
998-CPA-ZZ-25-DR-A-0246 P01	Level 25 Floor Plan
998-CPA-ZZ-26-DR-A-0247 P01	Level 26 Floor Plan
998-CPA-ZZ-27-DR-A-0248 P01	Level 27 Floor Plan
998-CPA-ZZ-28-DR-A-0249 P01	Level 28 Floor Plan
998-CPA-ZZ-29-DR-A-0250 P01	Level 29 Floor Plan
998-CPA-ZZ-ZZ-DR-A-0251 P01	Roof Plan
998-CPA-ZZ-ZZ-DR-A-0630 P01	Site Elevations - Existing
998-CPA-ZZ-ZZ-DR-A-0631 P01	Site Elevations - Proposed
998-CPA-ZZ-ZZ-DR-A-0632 P01	Boundary Street . & Service Rd. Proposed Site Elevations
998-CPA-ZZ-ZZ-DR-A-0633 P01	Cambridge Street Proposed Site Elevations
998-CPA-ZZ-ZZ-DR-A-0634 P01	Chatham Street Proposed Site Elevations
998-CPA-ZZ-ZZ-DR-A-0635 P01	Boundary Street & Service Proposed Site Elevations
998-CPA-ZZ-ZZ-DR-A-0636 P01	Link Proposed Site Elevations
998-CPA-ZZ-ZZ-DR-A-0710 P01	Site - Section AA
998-CPA-ZZ-ZZ-DR-A-0711 P01	Site - Section BB
998-CPA-AZ-ZZ-DR-A-0712 P01	Site - Section CC - Phase 01
998-CPA-AZ-ZZ-DR-A-0713 P01	Site - Section DD - Phase 01
998-CPA-BZ-ZZ-DR-A-0714 P01	Site - Section EE - Phase 02
998-CPA-BZ-ZZ-DR-A-0715 P01	Site - Section FF - Phase 02
998-CPA-BZ-ZZ-DR-A-0716 P01	Site - Section GG - Phase 02
998-CPA-AZ-ZZ-DR-A-0800 P01	Bay Study - Phase 01 – Cambridge Street
998-CPA-AZ-ZZ-DR-A-0801 P01	Bay Study - Phase 01 – Cambridge Street
998-CPA-AZ-ZZ-DR-A-0802 P01	Bay Study - Phase 01 – Chatham Street

998-CPA-AZ-ZZ-DR-A-0803 P01	Bay Study - Phase 01 – Boundary Street
998-CPA-BZ-ZZ-DR-A-0804 P01	Bay Study - Phase 02 – Chatham Street
998-CPA-BZ-ZZ-DR-A-0805 P01	Bay Study - Phase 02 – Cambridge Street
998-CPA-ZZ-ZZ-DR-A-8910 P01	Area Plans - GEA
998-CPA-ZZ-ZZ-DR-A-8911 P01	Area Plans - GIA
998-CPA-ZZ-ZZ-DR-A-8912 P01	Area Plans - NIA
1132-RFM-XX-00-DR-L-0001 P05	Landscape General Arrangement
1132-RFM-XX-00-DR-L-0002 P06	Planting Strategy
1132-RFM-XX-07-DR-L-0003 P06	Roof Podium General Arrangement
1132-RFM-XX-07-DR-L-0004 P02	Planting Strategy
1132-RFM-XX-00-DR-L-0005 P01	Landscape Sections
1132-RFM-XX-07-DR-L-0006 P01	Landscape Sections
1132-RFM-XX-07-DR-L-0007 P01	Landscape Sections

Environmental Statement Documents

Volume 1: Primary Report and Supporting Figures

- Chapter 1: Introduction
- Chapter 2: Approach to EIA
- Chapter 3: Site Context
- Chapter 4: Development Specification
- Chapter 5: Consideration of Alternatives
- Chapter 6: Townscape and Visual
- Chapter 7: Built Heritage
- Chapter 8: Wind
- Chapter 9: Daylight, Sunlight and Overshadowing
- Chapter 10: Climate Change
- Chapter 11: Socio-Economics and Human Health
- Chapter 12: Air Quality
- Chapter 13: Noise and Vibration
- Chapter 14: Assessment of Cumulative Effects
- Chapter 15: Summary

Volume 2: Technical Appendices to the Primary Report

Appendix 1.1: Information required to be included within an ES

Appendix 1.2: Statement of Technical Competence

Appendix 2.1: EIA Scoping Report

Appendix 2.2: EIA Scoping Opinion

Appendix 6.1: Townscape and Visual Impact Assessment

Appendix 7.1: Heritage Assessment

Appendix 8.1: CFD Methodology

Appendix 9.1: Legislation and Guidance vi

Appendix 9.2: Location Plan

Appendix 9.3: Spot Height Drawings

Appendix 9.4: Window Location

Appendix 9.5: Daylight and Sunlight Results

Appendix 9.6: Sun on Ground Results

Appendix 9.7: Transient Overshadowing

Appendix 12.1: Air Quality Technical Appendix

Appendix 13.1: Acoustic Assessment Report

Appendix 13.2: Construction Noise and Impact Assessment

Appendix 13.3: Road Traffic Noise Increase Assessment

Appendix 13.4: MUGAs and Gyms Noise and Vibration Assessment

* Please refer to the Environmental Statement Contents Page for Figures.

Volume 3: Environmental Management Plan

Volume 4: Non-Technical Summary

Non-ES Documents

<i>Report Title</i>	<i>Report Author</i>
Planning and Tall Building Statement	Turley
Design and Access Statement	Cartwright Pickard

Archaeological Desk-Based Assessment	AOC
Arboricultural Implications Assessment	Johns Associates
Biodiversity Net Gain Report	Johns Associates
BREEAM Pre-Assessments	Waterman
Broadband Connectivity Assessment	Pager Power
Construction Management Plan	Arup
Crime Impact Statement	GMP
Ecological Impact Assessment Report	Johns Associates
Energy Statement	Waterman
Fire Statement Form	Ashton Fire
Flood Risk Assessment and Drainage Strategy	Arup
Framework Travel Plan	Arup
Geotechnical and Geoenvironmental Desk Study	Arup
Green and Blue Infrastructure Statement	Re-Form
Ground Investigation Report	Arup
Health Impact Assessment	Turley
Life Cycle Embodied Carbon Assessment	Arup
Outline Local Labour Method Statement	Turley
Operational Waste Management Strategy	Waterman
Overheating Assessment	Waterman
Site Waste Management Plan	Arup
Socio-Economic Regeneration Impact Statement	Turley
Statement of Community Engagement	Turley
Student Management Plan	Unite
Sustainability Statement	Waterman
Terrestrial Television Baseline Survey Report	Pager Power
Transport Statement	Arup

I trust you will find the enclosed to be in order, however, should you have any queries in respect to this submission or require any additional information to inform your consideration of this application, please do not hesitate to contact me.

Yours sincerely

Steven Healey
Senior Planner