

7 April 2026

Delivered via Planning Portal

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Dear Lucy,

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 142888/FO/2025 – CAMBRIDGE HALLS OF RESIDENCE, CAVENDISH STREET, MANCHESTER M15 6TT

On behalf of Unite Students and Manchester Metropolitan University ('the Applicant'), we are pleased to enclose an application for the approval of a non-material amendment to the schedule of approved documents and drawings listed under condition number 2 attached to the full planning permission reference 142888/FO/2025 which concerns the redevelopment of Cambridge Halls of Residence, Cavendish Street ('the Site').

The application is made pursuant to the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended). The application has been made via the planning portal (ref. PP- 14732861). The requisite application fee of £298.00 has also been made online.

The application is supported by the below mentioned documents and drawings. Appendix 1 of this letter provides a schedule of where these documents and drawings are intended to replace or supplement those listed as approved on the planning permission.

- TM54 Operational Energy Assessment Stage 4 (15299-WAT-XX-XX-RP-V-59026 P03) prepared by Waterman
- Phase 1 BRUKL (CAM-WWL-1Z-ZZ-RP-N-000001 S5 P04) prepared by Wallace Whittle
- Phase 2 BRUKL (CAM-WWL-2Z-ZZ-RP-N-000001 P04) prepared by WW
- Phase 1 Part O Overheating Design Note (CAM-WWL-1Z-ZZ-RP-N-000002 S5 P05) prepared by WW
- Phase 2 Part O Overheating Report (CAM-WWL-2Z-ZZ-RP-N-000002 P04) prepared by WW
- Phase 1 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-1Z-ZZ-RP-N-000003 S5 P07) prepared by WW
- Phase 2 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-2Z-ZZ-RP-N-000003 S5 P07) prepared by WW
- Cambridge Halls - Climate Change ES Chapter update, prepared by Turley
- Energy and Carbon Proforma, prepared by Waterman
- 998-CPA-ZZ-10-DR-A-0231 Rev P02 Planning - Floor Plan - Level 10 prepared by Cartwright Pickard

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

- 998-CPA-ZZ-12-DR-A-0233 Rev P02 Planning - Floor Plan - Level 12 prepared by CP
- 998-CPA-ZZ-23-DR-A-0244 Rev P02 Planning - Floor Plan - Level 23 prepared by CP
- 998-CPA-ZZ-29-DR-A-0250 Rev P02 Planning - Floor Plan - Level 29 prepared by CP
- 998-CPA-ZZ-ZZ-DR-A-0251 Rev P03 Planning - Floor Plan - Roof prepared by CP

BACKGROUND

Planning permission ref. 142888/FO/2025, approved by Manchester City Council ('MCC') on 12th December 2025, relates to the demolition of Cambridge Halls, in order to facilitate the sites redevelopment and ongoing use as purpose-built student accommodation, with ground floor commercial/ community uses and improved public realm. The development is described on the decision notice as follows:

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(a) or F2(b)); hard and soft landscaping; and associated highway works.

OVERVIEW OF PROPOSED AMENDMENTS

In summary the application seeks to secure amendments to the design of the approved development comprising updates to the energy strategy largely linked to the substitution of wet for dry heating, and increased provision of solar photovoltaic panels as a result.

ENERGY STRATEGY AND SOLAR PV AMENDS

The approved energy strategy has been further developed following the granting of planning permission, with an updated strategy presented within this application for approval.

The proposed amendments are largely influenced by a change from wet to dry heating with internal accommodation to be heated by way of electric panel heaters as opposed to air source heat pumps. This has some limited impact on energy output which has necessitated an increase in the extent of solar photovoltaic ('PV') panels at roof level. Nevertheless, the development will remain all-electric, Building Regulations 2021 Part L compliant and deliver the required improvement over RIBA's 'business as usual' energy usage scenario of 120 kWh/m²/year. In support of the updated energy strategy, the application is accompanied by an updated Places for Everyone Energy Proforma (prepared by Waterman) alongside an addendum to the Climate Change Chapter of the Environmental Statement (prepared by Turley) which confirms that the original ES conclusion of no likely significant effects would remain.

The increased solar PV array is indicated on the general arrangements of floors 10, 12, 23, 29 and the overall roof plan. The roof-mounted PV panels would continue to be shielded by the parapets of each block, with the exception of a limited number of PVs which would be fixed to the pitched roofs of the greenhouses. At the request of MCC, the Applicant has undertaken pre-application engagement with aviation-related consultees in order to confirm that there are no concerns with regard to glint and glare. Manchester Airport Group, NATS and the Helicopter Manager have also responded raising no objection – see correspondence contained within Appendix 2.

CONCLUSION

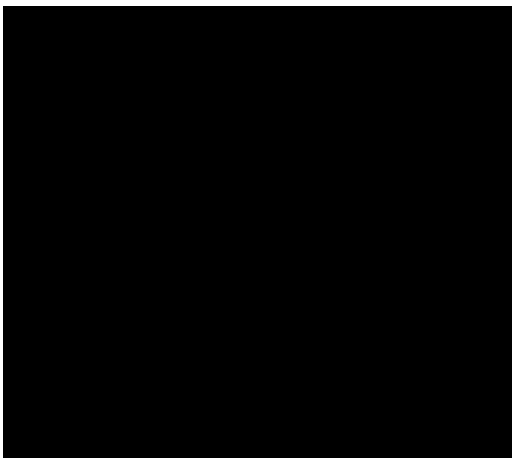
National Planning Practice Guidance (NPPG) confirms that what constitutes a 'non-material' amendment will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. In determining whether the proposed amendments are non-material in nature, it should be noted that the approved development is a major development of substantial scale.

The proposed amendments are limited in their extent and would not result in a materially different scheme to that approved. The amendments would have a negligible impact on the appearance of the development and do not raise any implications or considerations that go to the heart of planning permission.

On this basis it can be concluded that the amendments are non-material in nature.

I trust that the above is in order for you to validate and determine the application within the 28 days defined by the Act, but please do let me know if you have any specific questions.

Yours sincerely



Appendix 1: Schedule of Document and Drawing Substitutions

Approved Document Name	Amended Document Name
Energy Statement Stage 2 Reference: 15299-WAT-XX-XX-RP-V-59015 P01 by Waterman Building Services Ltd dated April 2025;	TM54 Operational Energy Assessment Stage 4 (15299-WAT-XX-XX-RP-V-59026 P03)
N/A	Phase 1 BRUKL (CAM-WWL-1Z-ZZ-RP-N-000001 S5 P04)
N/A	Phase 2 BRUKL (CAM-WWL-2Z-ZZ-RP-N-000001 P04)
Part L and O Compliance Technical Note Reference: 15299-WAT-XX-XX-TN-V-59010 Revision P02, by Waterman dated 03/03/2025	Phase 1 Part O Overheating Design Note (CAM-WWL-1Z-ZZ-RP-N-000002 S5 P05)
	Phase 2 Part O Overheating Report (CAM-WWL-2Z-ZZ-RP-N-000002 P04)
	Phase 1 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-1Z-ZZ-RP-N-000003 S5 P07)
	Phase 2 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-2Z-ZZ-RP-N-000003 S5 P07)
N/A	Cambridge Halls - Climate Change ES Chapter update
Energy and Carbon Proforma GMCA Non-residential Major Development dated 20.06.2025	Energy and Carbon Proforma 17.03.2026
998-CPA-ZZ-10-DR-A-0231 Rev P01 Planning - Floor Plan - Level 10	998-CPA-ZZ-10-DR-A-0231 Rev P02 Planning - Floor Plan - Level 10
998-CPA-ZZ-12-DR-A-0233 Rev P01 Planning - Floor Plan - Level 12	998-CPA-ZZ-12-DR-A-0233 Rev P02 Planning - Floor Plan - Level 12
998-CPA-ZZ-23-DR-A-0244 Rev P01 Planning - Floor Plan - Level 23	998-CPA-ZZ-23-DR-A-0244 Rev P02 Planning - Floor Plan - Level 23
998-CPA-ZZ-29-DR-A-0250 Rev P01 Planning - Floor Plan - Level 29	998-CPA-ZZ-29-DR-A-0250 Rev P02 Planning - Floor Plan - Level 29
998-CPA-ZZ-ZZ-DR-A-0251 Rev P01 Planning - Floor Plan - Roof	998-CPA-ZZ-ZZ-DR-A-0251 Rev P03 Planning - Floor Plan - Roof

Appendix 2: Consultee Responses to Proposed PV Array Amendments

Steven Healey

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Sent: 20 March 2026 09:27
To: Amelia Kinnin
Subject: RE: Cambridge Halls - PV Panels [SG39567]

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Our Ref: SG39567

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



NATS Internal

From: [REDACTED]
Sent: 18 March 2026 14:43
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: Re: Cambridge Halls - PV Panels

Amelia Kinnin
Assistant Planner



Turley



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From: Amelia Kinnin [Redacted]
Sent: 18 March 2026 2:41 PM
To: NATSSafeguarding@nats.co.uk <NATSSafeguarding@nats.co.uk>
Subject: Cambridge Halls - PV Panels

Dear NATS,

I email in regard to the demolition and redevelopment of Cambridge Halls, Cavendish Street, Manchester M15 6TT a Joint Venture between Manchester Metropolitan University and Unite Students. The development has as you may be aware already been contested by Manchester City Centre and has the following description - "*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(a) or F2(b)); hard and soft landscaping; and associated highway works.*"

Since planning permission was granted, the detailed design of the development has evolved including updates to the development's energy strategy. As a result of this, there is a requirement to provide additional PV panels to the roofs of both blocks. These are detailed within the drawings attached, with the general arrangement plan indicating the extent of PV panels as approved, versus the proposed amendments. We are aware that comments were received on the 13 June 2025, stating that NATS have no safeguarding objection to the proposal.

Manchester City Council have indicated that these amendments would be considered acceptable however they have requested that MMU and Unite Students engage with a number of consultees, including yourselves in order to confirm whether there are any issues or queries from your perspective.

We would be grateful to receive your comments within the following two weeks.

Kind regards,
Amelia

Amelia Kinnin
Assistant Planner



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Steven Healey

From: Safeguarding MAN <SafeguardingMAN@magairports.com>
Sent: 23 March 2026 14:49
To: Amelia Kinnin
Cc: Steven Healey
Subject: RE: Cambridge Halls - PV Panels

 **This message needs your attention**
• This is their first email to your company.

Our Ref.: 2026-134

Dear Amelia,

Thanks for getting in touch with the aerodrome safeguarding authority for Manchester Airport about the plans to site solar PV on the Cambridge Halls buildings.

We have no objections subject to the informatives previously advised to Manchester City Council.

Sincerely,

MAG Aerodrome Safeguarding Authority

[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

e: SafeguardingMAN@magairports.com

www.magairports.com



C2 - Internal

From: Amelia Kinnin <amelia.kinnin@turley.co.uk>
Sent: 18 March 2026 14:49
To: Safeguarding MAN <safeguardingman@magairports.com>
Cc: Steven Healey <steven.healey@turley.co.uk>
Subject: Cambridge Halls - PV Panels

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Dear Manchester Airport Group,

I email in regard to the demolition and redevelopment of Cambridge Halls, Cavendish Street, Manchester M15 6TT a Joint Venture between Manchester Metropolitan University and Unite Students. The development has as you may be aware already been contested by Manchester City Centre and has the following description - "*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(a) or F2(b)); hard and soft landscaping; and associated highway works.*"

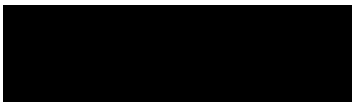
Since planning permission was granted, the detailed design of the development has evolved including updates to the development's energy strategy. As a result of this, there is a requirement to provide additional PV panels to the roofs of both blocks. These are detailed within the drawings attached, with the general arrangement plan indicating the extent of PV panels as approved, versus the proposed amendments. We are aware that comments were received on the 19 June 2025, stating that MAG have no objection to the development subject to the informatives.

Manchester City Council have indicated that these amendments would be considered acceptable however they have requested that MMU and Unite Students engage with a number of consultees, including yourselves in order to confirm whether there are any issues or queries from your perspective.

We would be grateful to receive your comments within the following two weeks.

Kind regards,
Amelia

Amelia Kinnin
Assistant Planner



Turley



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From: Eggar Tony (R0A) Manchester University NHS FT
Sent: 24 March 2026 11:59
To: Amelia Kinnin
Cc: Steven Healey
Subject: Re: Cambridge Halls - PV Panels



(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."

Since planning permission was granted, the detailed design of the development has evolved including updates to the development's energy strategy. As a result of this, there is a requirement to provide additional PV panels to the roofs of both blocks. These are detailed within the drawings attached, with the general arrangement plan indicating the extent of PV panels as approved, versus the proposed amendments. We are aware that no comments from yourself were received for this application.

Manchester City Council have indicated that these amendments would be considered acceptable however they have requested that MMU and Unite Students engage with a number of consultees, including yourselves in order to confirm whether there are any issues or queries from your perspective.

We would be grateful to receive your comments within the following two weeks.

Kind regards,
Amelia

Amelia Kinnin
Assistant Planner



Turley



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