

10 April 2026

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

Dear Lucy,

DISCHARGE OF PLANNING CONDITIONS 25, 57, 26, 58, 30, 62, 32, 64, 38, 70 PURSUANT TO PLANNING PERMISSION REFERENCE 142888/FO/2025 AT CAMBRIDGE HALLS OF RESIDENCE, CAVENDISH STREET, MANCHESTER, M15 6TT

On behalf of Unite Students and Manchester Metropolitan University ('The Applicant'), I am pleased to enclose an application for the approval of details pursuant to all pre-commencement (*exclusive of demolition*) conditions, alongside material sample/ specification conditions attached to planning permission reference 142888/FO/2025 which concerns the redevelopment of Cambridge Halls of Residence, Cavendish Street ('the Site').

Context

As you will be aware, planning permission ref. 142888/FO/2025 was granted by Manchester City Council ('MCC') on 12th December 2025 and relates to the demolition of the 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, ground floor commercial and community uses, hard and soft landscaping; and associated highway works. The permission was granted with all demolition-related details approved up-front and the Applicant is now in the process of undertaking said works in line with the permission.

The next stage of development activities – comprising Site enabling works and utility connections is due to commence in July of this year. These activities trigger a number of planning conditions, namely condition nos. 25, 57, 30, 62, 32, 64, 38, 70.

This application has therefore been submitted via the Planning Portal (ref. PP-14825874) and is supported by a suite of technical documents which, as set out below, provide the relevant details to satisfy the requirements of each pre-commencement planning conditions.

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Conditions 25 and 57 (Full Approval)

Conditions 25 and 57 relate to the provision of a Construction Management Plan for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development (not including demolition) within Phase 'x', a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Types and frequency of vehicular demands;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff;*
- *A community consultation strategy that details how and when local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;*
- *Sheeting over of construction vehicles; and*
- *Details of dust control including measures required to protect the Rochdale Canal, the Civic Quarter Energy Centre and the adjacent railway viaduct from dust and debris from the demolition.*

The development shall be carried out in accordance with the approved construction management plan.

In the first instance it is assumed that the final bullet point has been included erroneously due to the Site not being located within proximity of the Rochdale Canal, the Civic Quarter Energy Centre or a railway viaduct, therefore the Applicant does not propose to address this point. Notwithstanding a detailed **Construction Management Plan (ref. PF10-PR10-20-F005)** has been prepared by the Applicant's contractor Arup in order to address the requirements of conditions 25 and 57 for the entirety of the Site. This is submitted alongside this application for MCC's approval.

This document provides an overview of how the construction works will be managed, setting out the project details, key roles and responsibilities, and the overall approach to health and safety. It summarises the arrangements for managing the works on site, including coordination between the project team and general site procedures, and outlines how both particular and common risks will be identified and controlled. It also highlights the approach to maintaining health and safety information and documentation throughout the project.

Conditions 26 and 58 (Full Approval)

Conditions 26 and 58 relate to the provision of a material samples and specifications for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

a) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 'x', the following shall be submitted to and approved in writing by the City Council as local planning authority:

- i. Baseline samples and specifications of all materials to be used on all external elevations;*
- ii. Drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme;*

iii. A programme for the production of the full sized sample panels and strategy for quality control management; and

iv. A full sample of a new window. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings agreed in part a) above.

c) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 'x', a Circular Economy Statement (Materials), to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle, shall be submitted to and approved in writing by the Local Planning Authority.

d) The approved materials shall then be implemented as part of the Phase 'x' development.

As you will recall, a site visit was undertaken by MCC on 31st March where two visual mock up panels of the approved development were presented for review. A **VMU Review Planning Report**, prepared by Cartwright Pickard is submitted in support of this application which collectively address the various requirements of part (a) of conditions nos. 26 and 58. The application is also supported by a **Panels Quality Control Management Strategy** (CAM-TEC-ZZ-XX-RP-X-000010) prepared by Techrete to address the requirements of part (b) and a **Circular Economy Statement** (CAM-WBS-ZZ-XX-RP-X-000010) to address the requirements of part (c).

Conditions 30 and 62 (Full Approval)

Conditions 30 and 62 relate to the provision of a surface water drainage scheme for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 'x', not including demolition, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information:

- a) Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours;
- b) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- c) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- d) Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates;
- e) A finalised drainage layout showing all components, outfalls, levels and connectivity;
- f) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- g) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must

demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change;

h) Where a sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;

i) Where a sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;

j) A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements);

k) Construction details of flow control and SuDS elements; and

l) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure.

This practice is in accordance with SuDS Manual (C753). The approved details shall be implemented in full before first occupation of the Phase 'x' development.

A **Drainage Planning Condition Discharge Report (ref. CAM-CUR-XX-XX-RP-C-925002)**, prepared by Curtins has been submitted in order to satisfy the requirements of condition nos. 30 and 62. This contains an assessment which concludes that the only feasible connection is to an existing combined sewer. United Utilities have been consulted and have accepted of a flow of 14 l/s to this sewer. This would provide betterment on existing brownfield rates. Attenuation will be provided which mitigates the effects of climate change and despite the dense urban nature of the site and approved development sustainable drainage features have been incorporated including rain gardens and blue roofs. The report demonstrates full compliance with the requirements of the conditions.

Conditions 32 and 64 (Part Approval)

Conditions 32 and 64 relate to the provision of a TV signal survey for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

Prior to the commencement of development (not including demolition) within Phase 'x', studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall include:

a) Measure the existing television signal reception within the potential impact areas identified in the Terrestrial Television Baseline Survey by Pagerpower dated June 2024 before development (not including demolition) within Phase 'x' commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in part (a) of this condition within one month of the practical completion of the Phase 'x' development or before the Phase 'x' development is first occupied, whichever is the sooner, and at any other time during the construction of the Phase 'x' development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in part (a) of this condition above.

The approved measures must be carried out either before the Phase 'x' building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

The application is supported by a **Television Reception Assessment**, prepared by GTech in order to address the requirements of part (a) of condition nos. 32 and 64. The report confirms that the surrounding area and potential impact are previously identified benefit from robust reception for digital terrestrial television.

Condition 38 and 70 (Full Approval)

Conditions 38 and 70 relate to the details of waste storage for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

- a) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 'x' of the development, details of the storage and disposal of refuse for the PBSA within Phase 'x' shall be submitted to and approved in writing by the City Council as local planning authority.*
- b) The details approved in part a) of this condition above shall be implemented in full as part of Phase 'x' of the development and shall remain in situ whilst the use or development is in operation.*

The principles for storing and managing waste of the PBSA components of the approved development are embedded within the planning permission. The following documents are however submitted in support of this application in order to satisfy applications of condition nos. 38 and 70 in so far as requiring the final details of waste storage. It is noted that waste collection and servicing protocols are covered separately by condition nos. 44 and 76.

- **Phase 1 - Refuse storage and disposal (PBSA) (CAM-CPA-1Z-XX-RP-A-009110 – Revision P01)**
- **Phase 2 - Refuse storage and disposal (PBSA) (CAM-CPA-2Z-XX-RP-A-009120 – Revision P01)**

Conclusion

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Conditions 25, 57, 26, 58, 30, 62, 32, 64, 38, 70 associated with planning permission 142888/FO/2025 at Cambridge Halls of Residence, Cavendish Street.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,



Steven Healey
Senior Planner

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