

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142888/FO/2025

Date registered valid: 5 June 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: 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.

Address: Cambridge Halls Of Residence , Cavendish Street, Manchester, M15 6TT

Ward(s): Hulme Ward

Applicant: Unite Students & Manchester Metropolitan University

Agent (if any): Steven Healey Turley

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Minded to Approve subject to:

- a. the signing of a section 106 agreement to secure that private waste collections would take place for the perpetuity of the development and to secure the project architect.

Date of recommendation: 11.12.25

Application details

Type of application: Full Application Consent

Development type: Major Other

Date of site visit: 16.06.2025

Standard consultations:

Printed: 15 October 2025 Expired: 14 November 2025

Neighbour notifications

Printed: 15 August 2025 Expired: 14 September 2025

Site notice

Posted: 16 June 2025 Expired: 16 July 2025

Press advert

Published: 19 August 2025 Expired: 18 September 2025
Published: 17 June 2025
Expired: 17 July 2025

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Introduction

Planning and Highways Committee considered this application at their meeting on 28 August 2025 and were minded to approve this application subject to:

- a. the signing of a section 106 agreement to secure that private waste collections would take place for the perpetuity of the development and to secure the project architect; and
- b. the expiry of the consultation period relating to the amended/additional plans and information, pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.

Since this resolution, negotiations on the planning conditions and the S106 agreement have taken place and further consultations have been received as set out below.

The above does not relate to or impact the Environmental Statement (ES) submitted for this proposal and does not therefore comprise Further Environmental Information as defined under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Purpose of the Report

In line with the Openness of Local Government Bodies Regulation 2014/2095 and, in particular, Regulation 7 regarding the recording of decisions, the purpose of this report is to advise the Director of Planning, Building Control and Licensing of the following matters:

- Any further representations and consultation responses received on the applications since the Planning and Highways Committee meeting of 28 August 2025.
- Any new or changed material planning considerations arising between the Planning and Highways Committee meeting of 28 August 2025 and the completion of the S106 legal agreement in draft form and whether, as a result, the application should be returned to Planning and Highways Committee for further consideration before any planning permission is issued pursuant to the resolution of the original Committee.
- To demonstrate that the section 106 heads of terms before the original committee have been reflected in the finalised version of the S106 agreement.
- Any amendments to the proposed conditions pursuant to those in the August 2025 Committee Report.

In producing this delegated report, MCC officers have had regard to the tests set out in the *Kides case (R (On the application of Erine Kides) v South Cambridgeshire District Council [2002] EWCA Civ 1370)* as to circumstances when officers should refer applications back to Committee. This includes the requirements from paragraph 126 of the judgement as follows:

“126. In practical terms, therefore, where since the passing of the resolution some new factor has arisen of which the delegated officer is aware, and which might rationally be regarded as a ‘material consideration’ for the purposes of section 70(2), it must be a counsel of prudence for the delegated officer to err on the side of caution and refer the application back to the authority for specific reconsideration in the light of that new factor. In such circumstances the delegated officer can only safely proceed to issue the decision notice if he is satisfied (a) that the authority is aware of the new factor, (b) that it has considered it with the application in mind, and (c) that on a reconsideration the authority would reach (not might reach) the same decision.”

Under the City Council's Scheme of Delegation Part 3 Section F (adopted May 2025), the Director of Planning, Building Control and Licensing has delegated powers:

1. To discharge the functions of the Council as Local Planning Authority (within the meaning of Section 1(2) of the Town and Country Planning Act 1990) and other functions of the Council under the Building Act 1984 and its regulations except where the matter is:
 - reserved to full Council or the Executive by statute or this Constitution; or
 - delegated exclusively to the Planning and Highways Committee; or
 - delegated to the Joint Committee for the Joint Waste Development Plan Document; or
 - delegated to another Officer; or
 - the Council, the Executive or the Planning and Highways Committee or this Constitution has expressly limited the extent of this delegation.
12. To exercise the powers of the Council as Local Planning Authority (within the meaning of Section 1(2) of the Town and Country Planning Act 1990) to carry out works in default under the Planning (Listed Building and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990 (“the 1990 Act”).

24. To approve (including approvals subject to conditions) applications for planning consent, for listed building consent and for development by other Council Committees and to determine applications to vary or delete conditions either where there is no objection from a third party of a planning nature or where there are objections of a planning nature from third parties but the proposal is clearly in accordance with approved Council planning policies.
25. Duties relating to the making of determinations of planning applications under Sections 69 and 92 of the 1990 Act and Articles 15-27, 32-35 and 40-43 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and directions made thereunder.
30. To enter into agreements under Section 106 of the 1990 Act.

Policy

Our Manchester Strategy 2016 has been superseded by Our Manchester Strategy 2025-2035. The application has been considered against this strategy and it does not provide such new or altered material planning considerations that would have altered the Planning Officer's recommendation, led Members to make a different decision or changed the outcome of the application. This matter does not therefore require the application to be referred back to Planning Committee.

Consultations & Notification Responses

Environmental Health – No comments on Reg 25 reconsultation. Submitted DMP is acceptable from an Environmental Health point of view.

Flood Risk Management Team – No further comments.

Highways – The amended DMP and accompanying documents, including the dilapidation survey, are acceptable.

Work and Skills – The submitted local labour information is sufficient to discharge the pre-commencement part of the proposed local labour conditions.

Greater Manchester Archaeological Advisory Service – No further comments.

Greater Manchester Ecological Unit – Biodiversity units should be easily obtained off-site from a habitat bank in order to meet the statutory BNG Condition so there are no objections to the application on Ecology grounds. Final details on BNG provision will be required to be supplied in order to discharge the pre-commencement Biodiversity Gain Condition which will apply to any permission granted to the scheme. A comprehensive Biodiversity Gain Plan will need to be supplied to discharge this Condition, to include details of the off-site habitat creation. The on-site landscaping establishment and future maintenance should be secured by condition.

HSE - HSE is content with the fire safety design to the extent it affects land use planning considerations. This is conditional on the fire performance classification of external wall materials being classification A2-s1,d0 or better, as stated in the fire statement.

Natural England – No objections.

Issues

No further material planning issues have been raised since the application was heard by the Planning and Highways Committee.

There have been minor amendments to the wording of some conditions and the addition of conditions following the Committee resolution, due to negotiations with the applicant, the submission of further information and consultee comments. These amendments and additions are minor and do not raise any new material issues. A list of the conditions now proposed is set out at the end of this report.

Conclusion

It is considered that there are no new or changed material planning considerations arising from the consultation responses, updated application documents, national or local policy changes/updates or otherwise that have occurred since Members resolved to grant planning permission at the original Planning Committee in August 2025 that could have led Members to make a different decision or to have changed the outcome of the application or to have changed the Officer's recommendation. It is considered that the same decision would be reached by Members and these matters do not require the application to be referred back to Planning Committee.

It is considered that there are no material amendments to planning conditions that would require consideration by Planning Committee, with amendments being limited to those necessary to make the conditions more precise and effective.

It is considered that the S106 agreement accords with the terms of the original Committee resolution.

Overall and for the reasons set out above, it is recommended that the Director of Planning, Building Control and Licensing:

- Agree the details of the S106 agreement for sealing; and
- Grant planning permission and issue the decision notice under the delegated authority granted (either as the case may be by the original committee resolution or the MCC constitution).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Mind to approve

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in order to seek solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to highways and amenity.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings received by the City Council as local planning authority on 15 August 2025

998-CPA-ZZ-00-DR-A-0100 Rev P01 Location Plan
998-CPA-ZZ-00-DR-A-0110 P01 Existing Site Plan
998-CPA-ZZ-00-DR-A-0111 Rev P01 Site Plan - Demolition
998-CPA-ZZ-00-DR-A-0112 Rev P01 Site Plan - Proposed
998-CPA-ZZ-00-DR-A-0113 Rev P01 Site Plan - Phasing
998-CPA-ZZ-00-DR-A-0114 Rev P01 Site Plan - Existing - Topography
998-CPA-ZZ-00-DR-A-0115 Rev P01 Site Plan - Fire Service
998-CPA-ZZ-B1-DR-A-0220 Rev P01 Planning - Floor Plan - Basement
998-CPA-ZZ-00-DR-A-0221 Rev P01 Planning - Floor Plan - Ground Floor
998-CPA-ZZ-01-DR-A-0222 Rev P01 Planning - Floor Plan - Level 01
998-CPA-ZZ-02-DR-A-0223 Rev P01 Planning - Floor Plan - Level 02
998-CPA-ZZ-03-DR-A-0224 Rev P01 Planning - Floor Plan - Level 03
998-CPA-ZZ-04-DR-A-0225 Rev P01 Planning - Floor Plan - Level 04
998-CPA-ZZ-05-DR-A-0226 Rev P01 Planning - Floor Plan - Level 05
998-CPA-ZZ-06-DR-A-0227 Rev P01 Planning - Floor Plan - Level 06
998-CPA-ZZ-07-DR-A-0228 Rev P01 Planning - Floor Plan - Level 07
998-CPA-ZZ-08-DR-A-0229 Rev P01 Planning - Floor Plan - Level 08
998-CPA-ZZ-09-DR-A-0230 Rev P01 Planning - Floor Plan - Level 09
998-CPA-ZZ-10-DR-A-0231 Rev P01 Planning - Floor Plan - Level 10
998-CPA-ZZ-11-DR-A-0232 Rev P01 Planning - Floor Plan - Level 11
998-CPA-ZZ-12-DR-A-0233 Rev P01 Planning - Floor Plan - Level 12

998-CPA-ZZ-13-DR-A-0234 Rev P01 Planning - Floor Plan - Level 13
 998-CPA-ZZ-14-DR-A-0235 Rev P01 Planning - Floor Plan - Level 14
 998-CPA-ZZ-15-DR-A-0236 Rev P01 Planning - Floor Plan - Level 15
 998-CPA-ZZ-16-DR-A-0237 Rev P01 Planning - Floor Plan - Level 16
 998-CPA-ZZ-17-DR-A-0238 Rev P01 Planning - Floor Plan - Level 17
 998-CPA-ZZ-18-DR-A-0239 Rev P01 Planning - Floor Plan - Level 18
 998-CPA-ZZ-19-DR-A-0240 Rev P01 Planning - Floor Plan - Level 19
 998-CPA-ZZ-20-DR-A-0241 Rev P01 Planning - Floor Plan - Level 20
 998-CPA-ZZ-21-DR-A-0242 Rev P01 Planning - Floor Plan - Level 21
 998-CPA-ZZ-22-DR-A-0243 Rev P01 Planning - Floor Plan - Level 22
 998-CPA-ZZ-23-DR-A-0244 Rev P01 Planning - Floor Plan - Level 23
 998-CPA-ZZ-24-DR-A-0245 Rev P01 Planning - Floor Plan - Level 24
 998-CPA-ZZ-25-DR-A-0246 Rev P01 Planning - Floor Plan - Level 25
 998-CPA-ZZ-26-DR-A-0247 Rev P01 Planning - Floor Plan - Level 26
 998-CPA-ZZ-27-DR-A-0248 Rev P01 Planning - Floor Plan - Level 27
 998-CPA-ZZ-28-DR-A-0249 Rev P01 Planning - Floor Plan - Level 28
 998-CPA-ZZ-29-DR-A-0250 Rev P01 Planning - Floor Plan - Level 29
 998-CPA-ZZ-ZZ-DR-A-0251 Rev P01 Planning - Floor Plan - Roof
 998-CPA-ZZ-ZZ-DR-A-0631 Rev P01 Planning - Site Elevations - South West & North East
 Cambridge St. & Chatham St.
 998-CPA-ZZ-ZZ-DR-A-0632 Rev P01 Planning - Site Elevations - South East & North West
 Boundary St. West & Service Rd.
 998-CPA-ZZ-ZZ-DR-A-0633 Rev P01 Planning - Site Elevation - South West - Cambridge St.
 998-CPA-ZZ-ZZ-DR-A-0634 Rev P01 Planning - Site Elevation - North East - Chatham St.
 998-CPA-ZZ-ZZ-DR-A-0635 Rev P01 Planning - Site Elevation - South East & North West -
 Boundary St. & Service Rd.
 998-CPA-ZZ-ZZ-DR-A-0636 Rev P01 Planning - Site Elevation - Link
 998-CPA-ZZ-ZZ-DR-A-0710 Rev P01 Planning - Section AA
 998-CPA-ZZ-ZZ-DR-A-0711 Rev P01 Planning - Section BB
 998-CPA-AZ-ZZ-DR-A-0712 Rev P01 Planning - Section CC - Phase 1
 998-CPA-AZ-ZZ-DR-A-0713 Rev P01 Planning - Section DD - Phase 1
 998-CPA-BZ-ZZ-DR-A-0714 Rev P01 Planning - Section EE - Phase 2
 998-CPA-BZ-ZZ-DR-A-0715 Rev P01 Planning - Section FF - Phase 2
 998-CPA-BZ-ZZ-DR-A-0716 Rev P01 Planning - Section GG - Phase 2
 998-CPA-AZ-ZZ-DR-A-0800 Rev P01 Planning - Bay Study - Cluster - Cambridge Street
 998-CPA-AZ-ZZ-DR-A-0801 Rev P01 Planning - Bay Study - Studio - Cambridge Street
 998-CPA-AZ-ZZ-DR-A-0802 Rev P01 Planning - Bay Study - Phase 01 Tower
 998-CPA-AZ-ZZ-DR-A-0803 Rev P01 Planning - Bay Study - Phase 01 - Chatham St. Corner
 998-CPA-BZ-ZZ-DR-A-0804 Rev P01 Planning - Bay Study - Phase 02 - Tower Link - Chatham
 St.
 998-CPA-BZ-ZZ-DR-A-0805 Rev P01 Planning - Bay Study - Phase 02 - Cambridge Street
 998-CPA-ZZ-ZZ-DR-A-8910 Rev P01 Planning - GEA Area Plans
 998-CPA-ZZ-ZZ-DR-A-8911 Rev P01 Planning - GIA Area Plans
 998-CPA-ZZ-ZZ-DR-A-8912 Rev P01 Planning - NIA Area Plans
 1132-RFM-XX-00-DR-L-0001 Rev P10 L00&L01 Landscape General Arrangement
 1132-RFM-XX-00-DR-L-0002 Rev P08 L00&L01 Planting Strategy
 1132-RFM-XX-07-DR-L-0003 Rev P08 L07 Roof Podium General Arrangement
 1132-RFM-XX-00-DR-L-0004 Rev P02 L07 Planting Strategy
 1132-RFM-XX-00-DR-L-0005 Rev P03 L00 Landscape Sections
 1132-RFM-XX-00-DR-L-0006 Rev P02 L00 & L01 Landscape Sections
 1132-RFM-XX-07-DR-L-0007 Rev P01 L07 Landscape Sections

Drawing received by the City Council as local planning authority on 23 July 2025
 CAM-ARU-ZZ-ZZ-DR-C-000002 P04 Proposed Drainage Strategy Plan

Drawing received by the City Council as local planning authority on 18 July 2025
CAM-ARP-ZZ-ZZ-DR-C-000004 P04 Proposed Surface Water Drainage Catchment Plan

Documents

Design and Access Statement by Cartwright Pickard 998-CPA-ZZ-ZZ-RP-A-9029 Revision P01 dated August 2025, including:
RIBA Stage 3 Life Cycle Embodied Carbon Assessment Reference CAM-ARP-ZZ-ZZ-RP-WLC-0001 P02 by Arup dated 21 March 2025 (contained within Design and Access Statement);
Part L and O Compliance Technical Note Reference: 15299-WAT-XX-XX-TN-V-59010 Revision P02, by Waterman dated 03/03/2025;
Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;
Framework Travel Plan Ref: CAM-ARP-XX-XX-RP-OT-0002 Issue V2 by Arup dated 18 August 2025;
Cambridge Halls, (the "Residence"), Non-Student Management Plan for Summer Occupancy received by the City Council as local planning authority on 31 July 2025
Manchester Metropolitan University letter dated 23 July 2025 regarding discounted accommodation;
Flood Risk Assessment Date Environment Agency dated 14 April 2025;
Ground Investigation Report Reference CAM-ARP-ZZ-XX-RP-G-0002 P02 by ARUP dated 11 April 2025;
Energy and Carbon Proforma GMCA Non-residential Major Development dated 20.06.2025;
Statutory Biodiversity Metric V2.0 dated 19 August 2025;
Streetscape and Areas Surrounding Cambridge Halls Schedule of Condition V1 dated 23 October 2025 by Point 2 Surveyors Limited with accompanying photographic survey 'Schedule of Condition: Contact Photo Sheet' both received by the Local Planning Authority on 4 November 2025;
Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;
Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;
Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025;
Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025;
Construction Management Plan Reference: CAM-ARP-ZZ-ZZ-RP-CMP-000001 P03 by Arup dated 14 May 2025 received by the Local Planning Authority on 24 November 2025;
Stage 2 Accommodation Schedule Revision P10 dated 19/05/2025;
Geotechnical and Geoenvironmental Desk Study Reference CAM-ARUP-ZZ-XX-RP-G-0001 revision P02 by Arup dated 11th April 2025;
Flood Risk Assessment & Drainage Strategy Reference CAM-ARP-ZZ-ZZ-RP-C-0001 Rev P03 by ARUP dated 25 April 2025;
Fire Statement form received by the City Council as local planning authority on 7 May 2025;
Energy Statement Stage 2 Reference: 15299-WAT-XX-XX-RP-V-59015 P01 by Waterman Building Services Ltd dated April 2025;
Ecological Impact Assessment Report 1520/Version 2.0 by Johns Associates dated 15 April 2025;
Crime Impact Statement Version A: dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police;
Site Waste Management Plan Reference: CH-SWMP by ARUP dated 2 December 2024;
Broadband Connectivity Assessment by Pagerpower March 2025;

Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 1) by Waterman dated April 2025;
 Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 2) by Waterman dated April 2025;
 Biodiversity Net Gain (BNG) Report 1520/Version 1.0 by Johns Associates dated 15 April 2025;
 Arboricultural Implications Assessment by Johns Associates received by the City Council as local planning authority on 7 May 2025;
 Environmental Statement Volume 1: by Turley dated April 2025;
 Environmental Statement Volume 2: Appendices received by the City Council as local planning authority on 7 May 2025;
 Environmental Statement Volume 3: Environmental Management Plan (EMP) by Turley dated April 2025;
 Environmental Statement Volume 4: Non-Technical Summary (NTS) by Turley dated April 2025;
 Transport Statement Reference 01 by ARUP dated 30 April 2025 as amended by the drawings received by the City Council as local planning authority on 15 August 2025 and the Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;
 Terrestrial Television Baseline Survey by Pagerpower dated June 2024;
 Sustainability Statement Stage 2 15299-WAT-XX-XX-RP-V-59008 by Waterman dated April 2025;
 Student Management Plan by Unite Students dated April 2025;
 Planning and Tall Building Statement by Turley dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;
 Appendix C Sustainability Services Approved Document O Overheating Assessment Stage 2 Reference: BSD15299-WAT-XX-XX-RP-V-59016 by Waterman dated April 2025;
 Outline Local Labour Method Statement dated April 2025;
 Sustainability Services Operational Waste Management Strategy Stage 2 15299-WAT-XX-XX-RP-V-59017 by Waterman dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;
 Health Impact Assessment by Turley dated May 2025;
 Green and Blue Infrastructure Statement 1132-RFM-XX-XX-RP-L-0001 by re-form dated March 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;
 Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project received by the City Council as local planning authority on 24 September 2025;
 Local Labour Construction Proosal and Reporting Template received by the City Council as local planning authority on 24 September 2025;
 Employer's Instruction Bespoke Pre-Contract Services Agreement EA1020 Contractor Parking dated and received by the Local Planning Authority on 24 November 2025; and
 Vol 2 - Employer's Requirements No Parking Policy for Construction Sites Pre-Construction Services Agreement received by the Local Planning Authority on 8 December 2025.

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

3) The development hereby approved shall be phased in accordance with drawing number 998-CPA-ZZ-00-DR-A-0113 Rev P01 Site Plan - Phasing.

Reason - For the avoidance of doubt, pursuant to Policy DM1 of the Core Strategy, as the development is proposed to be carried out in a phased manner.

4) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting

that Order with or without modification) (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights), other than in accordance with the approved Cambridge Halls, (the "Residence"), Non-Student Management Plan for Summer Occupancy received by the City Council as local planning authority on 31 July 2025 for persons attending the University's summer courses.

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the commercial space within the development shown on drawing numbers 998-CPA-ZZ-01-DR-A-0222 P01 and 998-CPA-ZZ-00-DR-A-0221 P01 shall only be used for Use Class E (excluding convenience retail) and / or Use Class F1(a) and / or Use Class F2(b).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstances of the application site, ensuring the vitality of the units and in the interest of residential and visual amenity, pursuant policy DM1 of the Core Strategy for Manchester.

6) The commercial units hereby approved shall remain as separate units and shall not be sub-divided or amalgamated without the benefit of planning permission being secured.

Reason - In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

7) The window(s) to the commercial units hereby approved shall be retained as clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March to 30 September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

9) The development hereby approved shall include for full disabled access to be provided to the public realm and via the main entrances to the buildings and to the floors above.

Accessible rooms shall be provided in accordance with the approved plans and shall be in place prior to the first use of the student accommodation and thereafter retained and maintained in situ.

Reason - To ensure that satisfactory disabled access is provided pursuant to the provisions of Core Strategy policy DM1 and policy JP-H3 of the Places for Everyone Joint Development Plan.

10) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

11) a. The development shall be carried out in accordance with the Employer's Instruction Bespoke Pre-Contract Services Agreement EA1020 Contractor Parking dated and received by the Local Planning Authority on 24 November 2025 and Vol 2 - Employer's Requirements No Parking Policy for Construction Sites Pre-Construction Services Agreement received by the Local Planning Authority on 8 December 2025.

b. Within one week of the development contract having been signed by the Applicant and their demolition and construction contractor, evidence of how demolition/construction workers shall be prevented from parking on the highways in the areas of Hulme and Ardwick surrounding the site during the demolition and construction phases of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved details.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

12) Within one month of the completion of all construction/fit-out works, the carriageways/footways surveyed in the approved Streetscape and Areas Surrounding Cambridge Halls Schedule of Condition V1 dated 23 October 2025 by Point 2 Surveyors Limited with accompanying photographic survey 'Schedule of Condition: Contact Photo Sheet' both received by the Local Planning Authority on 4 November 2025 shall be re-surveyed and the results along with a scheme (including timescales for implementation) for the repair and reinstatement of any carriageways/footways where damage has occurred shall be submitted to and approved in writing by the City Council as local planning authority.

The repairs/reinstatement of carriageways/footways shall take place in accordance with the agreed scheme.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

13) During the operational phase of the PBSA development, there shall be no servicing or collections carried out at the site outside the hours of:

07:30 to 20:00, Monday to Saturday,

There shall be no servicing or collections carried out at the site on Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

14) During the operational phase of the commercial units hereby approved, there shall be no deliveries, servicing or collections carried out at the site outside the hours of:

07:30 to 20:00, Monday to Saturday,

There shall be no deliveries, servicing or collections carried out at the site on Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

15) Prior to the occupation of the development hereby approved a signage strategy for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved signage strategy shall then be implemented and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The delivery of food, parcels and other goods to the student accommodation units hereby approved shall be managed in accordance with the Student Management Plan dated April 2025 by Unite.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

17) The moving in and moving out of students to the student accommodation hereby approved shall be managed in accordance with the approved Student Management Plan dated April 2025 by Unite.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

18) The student accommodation shall operate at all times in accordance with approved Student Management Plan by Unite Students dated April 2025.

Reason - In the interests of highway safety and the protection of residential amenity pursuant to policy DM1 of the Core Strategy.

19) The PBSA development hereby approved shall be carried out and managed in accordance with the Manchester Metropolitan University letter dated 23 July 2025 regarding discounted accommodation.

Reason - To ensure that a level of affordable accommodation is provided in accordance with Policy JP-H2 Affordability of New Housing of the Places for Everyone.

20) No external doors to the ground floor (other than those designated as fire exits and substations) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) a) Phase 1 of the development shall be carried out in accordance with Chapter 8 of the Ground Investigation Report Reference: CAM-ARP-ZZ-XX-RP-G-0002 P02 dated 11 April 2025 by Arup, including carrying out a watching brief during construction. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time during the Watching Brief, then further development shall cease and/or Phase 1 of the development shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the approved Remediation Strategy.

b) Prior to the first use/occupation of Phase 1 of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of Phase 1 of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

22) a) The demolition phase of the Phase 1 development shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to demolition work within Phase 1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

23) a) Phase 1 of the development, not including demolition, shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to construction work within Phase 1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

24) The Phase 1 demolition shall be carried out in accordance with the following demolition management plan documents:

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025; and

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

25) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development (not including demolition) within Phase 1, 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.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

26) a) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 1, 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 1, 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 1 development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

27) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 1, full details, including annotated scaled plans, elevations and cross sections, of a bespoke design for any areas where louvres are shown on the elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

28) a. Notwithstanding the approved details, prior to any above ground works within Phase 1, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as local planning authority. The programme shall include submission and implementation timeframes for the following details:

- (i) The exact layout/design of the pedestrian and cycle route through the site;
- (ii) Details of the proposed hard landscape materials;
- (iii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iv) Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway;
- (v) Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design;
- (vi) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (vii) Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;
- (viii) Details of the proposed street furniture including seating, bins and lighting;
- (ix) Details of any external steps and handrails;
- (x) Details of any measures required to mitigate the wind impacts of the proposal; and
- (xi) Details including exact locations of external cycle parking.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved programme.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy and Section 15 of the NPPF.

29) Prior to the first occupation of Phase 1 of the development hereby approved, a detailed 30 year landscaped management plan for the Phase 1 development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

30) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 1, 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 1 development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

31) Prior to the first occupation/use of the development within Phase 1, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Those details shall include:

- a. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 20;

b. Provide As-Built construction drawings or confirm that they align with the original design construction drawings; and

c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and the Manchester Core Strategy policies EN08 and EN14.

32) Prior to the commencement of development (not including demolition) within Phase 1, 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 1 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 1 development or before the Phase 1 development is first occupied, whichever is the sooner, and at any other time during the construction of the Phase 1 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 1 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.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 10 of the National Planning Policy Framework.

33) a) Prior to any above ground works, not including demolition or site clearance, associated with Phase 1 of the development a noise insulation and ventilation scheme for acoustically insulating the student accommodation within Phase 1 against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times);
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 1, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

34) a) Notwithstanding the details shown within the approved drawings and documents, the PBSA communal amenity uses within Phase 1 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of the PBSA in Phase 1.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the communal amenity uses within Phase 1 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 1 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been

achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 PBSA development.

Reason - To safeguard the amenities of the occupiers of the building and nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

35) a) Notwithstanding the details shown within the approved drawings and documents, the commercial uses within Phase 1 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of each of the commercial uses in Phase 1.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the commercial uses within Phase 1 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 1 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 commercial uses.

Reason - To safeguard the amenities of the occupiers of the building and nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

36) a) Prior to any above ground works within Phase 1, not including demolition or site clearance, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The Phase 1 development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the development within Phase 1, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until

conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

37) No part of the site outside the building within Phase 1 shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building. This does not preclude pedestrians and cyclists using the route between Chatham Street and Cambridge Street as a thoroughfare.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

38) a) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 1 of the development, details of the storage and disposal of refuse for the PBSA within Phase 1 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 1 of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

39) a) Notwithstanding the details shown within the approved drawings and documents, before use of each commercial unit within Phase 1 of the development commences, a scheme for the storage and disposal of refuse for that unit 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 the Phase 1 development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

40) Prior to first use of the PBSA within Phase 1 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the PBSA premises within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

41) Prior to first use of the commercial uses within Phase 1 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the commercial premises within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved

scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

42) a. External lighting within Phase 1 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority prior to installation of the lighting.

b. Prior to occupation of the development within Phase 1 a verification report to validate that the relevant works undertaken throughout the development conform to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation. The measures to ensure compliance shall be carried out in accordance with the approved timescales.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

43) The commercial unit within Phase 1 shall not be occupied unless and until the opening hours of the proposed use have been agreed in writing by the City Council as local planning authority. That use thereafter shall not open outside the approved hours.

Reason - In the interests of residential amenity in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

44) Prior to the first occupation of Phase 1 of the development, a Waste and Servicing Management Strategy in relation to the operation of Phase 1 of the development shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of loading areas and shall include full details of any highway works (including any traffic regulation orders or other traffic measures) required.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

45) Prior to first occupation of the development within Phase 1, a scheme of highway works in relation to the development within Phase 1 shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The scheme shall include details of all works to on-site and off-site highways, including (but not limited to):

i. Footway and loading arrangements;

- ii. Relocation/closure of parking bays/TROs;
- iii. Disabled parking bays;
- iv. Footway works (including reinstatement, resurfacing and installation of dropped kerbs and tactile paving at crossing points, and review of footway street furniture and infrastructure where necessary);
- v. The pedestrian and cycle thoroughfare between Chatham Street and Cambridge Street; and
- vi. Provision of cycle parking.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy

46) Notwithstanding the details shown within the approved drawings and documents, no part of the development within Phase 1 shall be occupied unless and until space and facilities for bicycle parking, including bicycle hire stands, have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

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 transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

47) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the student accommodation within Phase 1, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the student accommodation within Phase 1, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the student accommodation within Phase 1 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

48) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the commercial unit hereby approved within Phase 1, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be

submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the commercial unit hereby approved within Phase 1, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the commercial unit hereby approved within Phase 1 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

49) The development within Phase 1 shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version A: for Turley dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police. The development within Phase 1 shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to the development.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

50) The Phase 1 PBSA development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the Phase 1 PBSA development is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

51) The commercial space within the Phase 1 development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the commercial space within the Phase 1 development is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

52) No externally mounted telecommunications equipment shall be mounted on any part of the development within Phase 1, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

53) a) Phase 2 of the development shall be carried out in accordance with Chapter 8 of the Ground Investigation Report Reference: CAM-ARP-ZZ-XX-RP-G-0002 P02 dated 11 April 2025 by Arup, including carrying out a watching brief during construction. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time during the Watching Brief, then further development shall cease and/or Phase 2 of the development shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the approved Remediation Strategy.

b) Prior to the first use/occupation of Phase 2 of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of Phase 2 of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

54) a) The demolition phase of the Phase 2 development shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to demolition work within Phase 2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

55) a) Phase 2 of the development, not including demolition, shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to construction work within Phase 2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

56) The Phase 2 demolition shall be carried out in accordance with the following demolition management plan documents:

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025; and

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

57) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development (not including demolition) within Phase 2, 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.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

58) a) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 2, 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 2, 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 2 development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

59) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 2, full details, including annotated scaled plans, elevations and cross sections, of a bespoke design for any areas where louvres are shown on the elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

60) Notwithstanding the approved details, prior to any above ground works within Phase 2, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as local planning authority. The programme shall include submission and implementation timeframes for the following details:

- (i) The exact layout/design of the pedestrian and cycle route through the site;
- (ii) Details of the proposed hard landscape materials;
- (iii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iv) Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway;
- (v) Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design;
- (vi) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (vii) Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;
- (viii) Details of the proposed street furniture including seating, bins and lighting;
- (ix) Details of any external steps and handrails;
- (x) Details of any measures required to mitigate the wind impacts of the proposal; and
- (xi) Details including exact locations of external cycle parking.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved programme.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy and Section 15 of the NPPF.

61) Prior to the first occupation of Phase 2 of the development hereby approved, a detailed 30 year landscaped management plan for the Phase 2 development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

62) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 2, 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;
- 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); and
- m) A feasibility assessment and engineering details of the Green / Blue Roof.

The approved details shall be implemented in full before first occupation of the Phase 2 development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

63) Prior to the first occupation/use of the development within Phase 2, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Those details shall include:

- a. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 20;
- b. Provide As-Built construction drawings or confirm that they align with the original design construction drawings; and
- c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and the Manchester Core Strategy policies EN08 and EN14.

64) Prior to the commencement of development (not including demolition) within Phase 2, 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 2 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 2 development or before the Phase 2 development is first occupied, whichever is the sooner, and at any other time during the construction of the Phase 2 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 2 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.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 10 of the National Planning Policy Framework.

65) a) Prior to any above ground works, not including demolition or site clearance, associated with Phase 2 of the development a noise insulation and ventilation scheme for acoustically insulating the student accommodation within Phase 2 against and external and internal noise

sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times);
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 2, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

66) a) Notwithstanding the details shown within the approved drawings and documents, the PBSA communal amenity uses within Phase 2 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of the PBSA in Phase 2.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the communal amenity uses within Phase 2 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 2 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 PBSA development.

Reason - To safeguard the amenities of the occupiers of the building and nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

67) a) Notwithstanding the details shown within the approved drawings and documents, the commercial uses within Phase 2 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of each of the commercial uses in Phase 2.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the commercial uses within Phase 2 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 2 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 commercial uses.

Reason - To safeguard the amenities of the occupiers of the building and nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

68) a) Prior to any above ground works within Phase 2, not including demolition or site clearance, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The Phase 2 development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the development within Phase 2, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

69) No part of the site outside the building within Phase 2 shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building. This does not preclude pedestrians and cyclists using the route between Chatham Street and Cambridge Street as a thoroughfare.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

70) a) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 2 of the development, details of the storage and disposal of refuse for the PBSA within Phase 2 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 2 of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

71) a) Notwithstanding the details shown within the approved drawings and documents, before use of each commercial unit within Phase 2 of the development commences, a scheme for the storage and disposal of refuse for that unit 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 the Phase 2 development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

72) Prior to first use of the PBSA within Phase 2 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the PBSA premises within Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

73) Prior to first use of the commercial uses within Phase 2 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the commercial premises within Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

74) a. External lighting within Phase 2 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority prior to installation of the lighting.

b. Prior to occupation of the development within Phase 2 a verification report to validate that the relevant works undertaken throughout the development conform to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation. The measures to ensure compliance shall be carried out in accordance with the approved timescales.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

75) The commercial unit within Phase 2 shall not be occupied unless and until the opening hours of the proposed use have been agreed in writing by the City Council as local planning authority. That use thereafter shall not open outside the approved hours.

Reason - In the interests of residential amenity in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

76) Prior to the first occupation of Phase 2 of the development, a Waste and Servicing Management Strategy in relation to the operation of Phase 2 of the development shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of loading areas and shall include full details of any highway works (including any traffic regulation orders or other traffic measures) required.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

77) Prior to first occupation of the development within Phase 2, a scheme of highway works in relation to the development within Phase 2 shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The scheme shall include details of all works to on-site and off-site highways, including (but not limited to):

- i. Footway and loading arrangements;
- ii. Relocation/closure of parking bays/TROs;
- iii. Disabled parking bays;
- iv. Footway works (including reinstatement, resurfacing and installation of dropped kerbs and tactile paving at crossing points, and review of footway street furniture and infrastructure where necessary);
- v. The pedestrian and cycle thoroughfare between Chatham Street and Cambridge Street; and
- vi. Provision of cycle parking.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

78) Notwithstanding the details shown within the approved drawings and documents, no part of the development within Phase 2 shall be occupied unless and until space and facilities for bicycle parking, including bicycle hire stands, have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

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 transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

79) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the student accommodation within Phase 2, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the student accommodation within Phase 2, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the student accommodation within Phase 2 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

80) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the commercial unit hereby approved within Phase 2, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the commercial unit hereby approved within Phase 2, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the commercial unit hereby approved within Phase 2 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

81) The development within Phase 2 shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version A: for Turley dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police. The development within Phase 2 shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to the development.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

82) The Phase 2 PBSA development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the Phase 2 PBSA development is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

83) The commercial space within the Phase 2 development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the commercial space within the Phase 2 development is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

84) No externally mounted telecommunications equipment shall be mounted on any part of the development within Phase 2, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

[Informatives](#)

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

1. Dust & Smoke Emissions

Due to the location of the proposals within proximity to flight paths associated with Manchester Airport, care should be taken to prevent excessive dust and smoke emissions. Dust and smoke can present a visual hazard to pilots and air traffic control, and if ingested can cause aircraft damage.

2. Crane and Tall Equipment Notifications

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

3. Highways

a. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with Manchester City Council's (MCC) Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

b. The applicant is encouraged to have early engagement with MCC's Events and Network Management Team

highwaynetworkmanagement@manchester.gov.uk.

c. A S278 agreement is required for works to the adopted highway. A deposit is required to begin the S278 application. Additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months, so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

d. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.

e. Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highway_s_-_section_278_agreements/category/355/highways_and_pavements

f. It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

4. Bio-Diversity Net Gain

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

5. Advertisements

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Fire Safety

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

7. Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

8. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

9. Construction Working Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and

IAQM/EPUK Construction Guidance at:

<http://iaqm.co.uk/guidance/>

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 142888/FO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division, unless otherwise stated below:

- Manchester Residential Quality Guidance (July 2016) (available to view on the Good Homes Alliance website: kb.goodhomes.org.uk)
- Manchester Climate Change Board (MCCB) Zero Carbon Framework – This refers to the Manchester Climate Change Framework 2020-25 (available to view on the Manchester Climate Change Partnership and Manchester Climate Change Agency website: manchesterclimate.com)
- The Zero Carbon Framework – This refers to the update to the Manchester Climate Change Framework 2020-25 and is available to view on the Manchester Climate Change Partnership and Manchester Climate Change Agency website: manchesterclimate.com
- Climate Change and Low Emissions Implementation Plan (2016-2020) (available to view on the Greater Manchester Combined Authority website: greatermanchester-ca.gov.uk)
- The Manchester Climate Change Framework 2020-25 (available to view on the Manchester Climate Change Partnership and Manchester Climate Change Agency website: manchesterclimate.com).
- Net Zero Design Guidance March 2025 (available to view on the Greater Manchester Combined Authority website: greatermanchester-ca.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Natural England
Environment Agency
Transport For Greater Manchester
Manchester Metropolitan University
University Of Manchester
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Environment & Operations (Refuse & Sustainability)
Strategic Development Team
City Centre Renegeration
Work & Skills Team
Greater Manchester Police
United Utilities Water PLC
Health & Safety Executive (Fire Safety)
Manchester Airport Safeguarding Officer
Greater Manchester Archaeological Advisory Service
National Air Traffic Safety (NATS)
Civil Aviation Authority
Helipad Manager
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Planning Casework Unit
Active Travel England
Sport England
Planning Casework Unit
Sport England
City Centre Renegeration
Corporate Property
Environmental Health
MCC Flood Risk Management
Highway Services
Environment & Operations (Refuse & Sustainability)
Strategic Development Team
Neighbourhood Team Leader (Arboriculture)
Work & Skills Team
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Manchester Metropolitan University
University Of Manchester
Active Travel England
Civil Aviation Authority
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
Helipad Manager
Health & Safety Executive (Fire Safety)
Manchester Airport Safeguarding Officer
National Air Traffic Safety (NATS)
Transport For Greater Manchester

United Utilities Water PLC

12 Dalesman Walk, Manchester, M15 6BU

St Augustines, Lower Chatham Street, Manchester, M15 6BY

St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW

Flat 203, 84 Cambridge Street, Manchester, M15 6BS

Flat 202, 84 Cambridge Street, Manchester, M15 6BS

Flat 201, 84 Cambridge Street, Manchester, M15 6BS

Flat 108, 84 Cambridge Street, Manchester, M15 6BS

Flat 107, 84 Cambridge Street, Manchester, M15 6BS

Flat 106, 84 Cambridge Street, Manchester, M15 6BS

Flat 105, 84 Cambridge Street, Manchester, M15 6BS

Flat 104, 84 Cambridge Street, Manchester, M15 6BS

Flat 103, 84 Cambridge Street, Manchester, M15 6BS

Flat 102, 84 Cambridge Street, Manchester, M15 6BS

Flat 101, 84 Cambridge Street, Manchester, M15 6BS

Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat A6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat B6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat B6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat B6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat B6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F0-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat E8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat E8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat E2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C12, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
12 Higher Chatham Street, Manchester, M15 6ED
39 Conmere Square, Manchester, M15 6DE
37 Conmere Square, Manchester, M15 6DE
8 Matham Walk, Manchester, M15 6BZ
6 Matham Walk, Manchester, M15 6BZ
4 Matham Walk, Manchester, M15 6BZ
2 Matham Walk, Manchester, M15 6BZ
12 Matham Walk, Manchester, M15 6BZ
10 Matham Walk, Manchester, M15 6BZ
49 Conmere Square, Manchester, M15 6DE
45 Conmere Square, Manchester, M15 6DE
43 Conmere Square, Manchester, M15 6DE
41 Conmere Square, Manchester, M15 6DE
Flat C1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
12 Elmdale Walk, Manchester, M15 6BJ
18 Knowles Place, Manchester, M15 6DA
16 Knowles Place, Manchester, M15 6DA
14 Knowles Place, Manchester, M15 6DA
12 Knowles Place, Manchester, M15 6DA
10 Knowles Place, Manchester, M15 6DA
24 Matham Walk, Manchester, M15 6BZ
20 Matham Walk, Manchester, M15 6BZ
18 Matham Walk, Manchester, M15 6BZ
14 Matham Walk, Manchester, M15 6BZ
8 Dalesman Walk, Manchester, M15 6BU
48 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
2 Dalesman Walk, Manchester, M15 6BU
18 Dalesman Walk, Manchester, M15 6BU
10 Dalesman Walk, Manchester, M15 6BU
4 Dalesman Walk, Manchester, M15 6BU
28 Dalesman Walk, Manchester, M15 6BU
24 Dalesman Walk, Manchester, M15 6BU
8 Elmdale Walk, Manchester, M15 6BJ
6 Elmdale Walk, Manchester, M15 6BJ
2 Elmdale Walk, Manchester, M15 6BJ
12 Broomwood Walk, Manchester, M15 6BF

[illegible]

1 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
8 Knowles Place, Manchester, M15 6DA
6 Knowles Place, Manchester, M15 6DA
24 Knowles Place, Manchester, M15 6DA
22 Knowles Place, Manchester, M15 6DA
20 Knowles Place, Manchester, M15 6DA
2 Knowles Place, Manchester, M15 6DA
59 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
57 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
55 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
54 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
52 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
50 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
5 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
70 Loxford Street, Manchester, M15 6DF
66 Loxford Street, Manchester, M15 6DF
64 Loxford Street, Manchester, M15 6DF
62 Loxford Street, Manchester, M15 6DF
22 Dalesman Walk, Manchester, M15 6BU
47 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
46 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
45 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
44 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
42 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
41 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
4 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
38 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
37 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
35 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
33 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
32 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
30 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
29 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
28 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
26 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
24 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
23 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
21 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
2 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
19 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
17 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
9 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
70 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
7 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
69 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
68 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
67 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat F0-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Ground Floor, 73 Cavendish Street, Manchester, M15 6BN
Basement, 73 Cavendish Street, Manchester, M15 6BN
Italian Express, Higher Cambridge Street, Manchester, M15 6AD
Spar Stores, Higher Cambridge Street, Manchester, M15 6AD
Flat B5, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
Flat B4, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
Flat B3, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
Flat B2, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
Flat B1, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
Flat A7, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
Flat A6, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
Flat A3, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
Flat A2, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
Flat A1, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
Flat C4, Briarfields Hall, 8 Rosamond Street West, Manchester, M15 6EB
Flat C3, Briarfields Hall, 8 Rosamond Street West, Manchester, M15 6EB
Flat C2, Briarfields Hall, 8 Rosamond Street West, Manchester, M15 6EB
Flat C1, Briarfields Hall, 8 Rosamond Street West, Manchester, M15 6EB
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
66 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
65 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
64 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
63 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
62 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
61 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
60 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
6 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
60 Loxford Street, Manchester, M15 6DF
55 Conmere Square, Manchester, M15 6DE
51 Conmere Square, Manchester, M15 6DE
2 Broomwood Walk, Manchester, M15 6BF
Flat C11, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C10, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C9, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
13 Conmere Square, Manchester, M15 6DE
19 Conmere Square, Manchester, M15 6DE
15 Conmere Square, Manchester, M15 6DE
Righton Building, Cavendish Street, Manchester, M15 6BG
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
35 Conmere Square, Manchester, M15 6DE
31 Conmere Square, Manchester, M15 6DE
27 Conmere Square, Manchester, M15 6DE
25 Conmere Square, Manchester, M15 6DE
21 Conmere Square, Manchester, M15 6DE
Flat 1 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat J8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD

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Flat 404, 84 Cambridge Street, Manchester, M15 6BS
Flat 403, 84 Cambridge Street, Manchester, M15 6BS
Flat 402, 84 Cambridge Street, Manchester, M15 6BS
Flat 401, 84 Cambridge Street, Manchester, M15 6BS
Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
21 Higher Cambridge Street, Manchester, M15 6AD
Flat F5-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat 3 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 11 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 11 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 11 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
1 Boundary Street West, Manchester, M15 6LS
14 Dalesman Walk, Manchester, M15 6BU
Unit 2, 28 Higher Cambridge Street, Manchester, M15 6FH
4 Knowles Place, Manchester, M15 6DA
68 Loxford Street, Manchester, M15 6DF

Flat G1, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat H1, Briarfields Hall, 10 Rosamond Street West, Manchester, M15 6EB
Flat 308, 84 Cambridge Street, Manchester, M15 6BS
Flat 307, 84 Cambridge Street, Manchester, M15 6BS
Flat 306, 84 Cambridge Street, Manchester, M15 6BS
Flat 9 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat F8-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat N6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
14 Higher Chatham Street, Manchester, M15 6ED
Flat F6-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

[illegible]

[illegible]

[illegible]

Flat F2-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat G6, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat G5, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat G4, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat G3, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat G2, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat F5-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Victoria Hall Manchester 1, Higher Cambridge Street, Manchester, M15 6AD
Flat 16, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat G8, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat G7, Briarfields Hall, 12 Rosamond Street West, Manchester, M15 6EB
Flat F2-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat 18, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat F5, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Training Core University Barracks, Boundary Lane, Manchester, M15 6DH
Flat, Training Core University Barracks, Boundary Lane, Manchester, M15 6BL
Flat F3, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F2, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F1, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F8, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F7, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F6, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat F4, Briarfields Hall, 14 Rosamond Street West, Manchester, M15 6EB
Flat 3, 44A Cavendish Street, Manchester, M15 6BQ
Flat 2, 44A Cavendish Street, Manchester, M15 6BQ
Flat 1, 44A Cavendish Street, Manchester, M15 6BQ
Flat A4, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
73 Cavendish Street, Manchester, M15 6BN
Flat 4, 71 Cavendish Street, Manchester, M15 6BN
Flat 3, 71 Cavendish Street, Manchester, M15 6BN
Flat 2, 71 Cavendish Street, Manchester, M15 6BN
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
34 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
31 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
3 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
27 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
25 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Rom C Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
22 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
20 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
18 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
15 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
13 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
10 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
22 Matham Walk, Manchester, M15 6BZ
16 Matham Walk, Manchester, M15 6BZ
6 Dalesman Walk, Manchester, M15 6BU
26 Dalesman Walk, Manchester, M15 6BU
Flat G3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat G2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat G1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
8 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
58 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
56 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
53 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
51 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
43 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
40 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
39 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
36 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
44 Cavendish Street, Manchester, M15 6BQ
20 Dalesman Walk, Manchester, M15 6BU
16 Dalesman Walk, Manchester, M15 6BU
10 Elmdale Walk, Manchester, M15 6BJ
4 Elmdale Walk, Manchester, M15 6BJ
10 Broomwood Walk, Manchester, M15 6BF
4 Broomwood Walk, Manchester, M15 6BF
53 Conmere Square, Manchester, M15 6DE
47 Conmere Square, Manchester, M15 6DE
49 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
33 Conmere Square, Manchester, M15 6DE
29 Conmere Square, Manchester, M15 6DE
23 Conmere Square, Manchester, M15 6DE
17 Conmere Square, Manchester, M15 6DE
Flat 19, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 12, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 10, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 7, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 5, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 1, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 20, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 1, 71 Cavendish Street, Manchester, M15 6BN
Flat 17, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD

Flat 15, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 14, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 11, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 9, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 8, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 6, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 305, 84 Cambridge Street, Manchester, M15 6BS
Flat 304, 84 Cambridge Street, Manchester, M15 6BS
Flat 303, 84 Cambridge Street, Manchester, M15 6BS
Flat 302, 84 Cambridge Street, Manchester, M15 6BS
Flat 301, 84 Cambridge Street, Manchester, M15 6BS
Flat 208, 84 Cambridge Street, Manchester, M15 6BS
Flat 207, 84 Cambridge Street, Manchester, M15 6BS
Flat 206, 84 Cambridge Street, Manchester, M15 6BS
Flat 205, 84 Cambridge Street, Manchester, M15 6BS
Flat 204, 84 Cambridge Street, Manchester, M15 6BS
Flat G4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat 4, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 3, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 13, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat 21, The Old Bank, 71 Boundary Lane, Manchester, M15 6JD
Flat H2, Briarfields Hall, 10 Rosamond Street West, Manchester, M15 6EB
Flat H4, Briarfields Hall, 10 Rosamond Street West, Manchester, M15 6EB
Flat H3, Briarfields Hall, 10 Rosamond Street West, Manchester, M15 6EB
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat B8, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
 Flat B7, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
 Flat B6, Briarfields Hall, 6 Rosamond Street West, Manchester, M15 6EB
 Flat A2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat A8, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
 Flat A5, Briarfields Hall, 4 Rosamond Street West, Manchester, M15 6EB
 71 Cavendish Street, Manchester, M15 6BN
 Army Reserve Centre, Boundary Lane, Manchester, M15 6GE
 Flat F2-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
 Flat F6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
 Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
 Flat F4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat F3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat F2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat F1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E10, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E9, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Flat E3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 2 (low to medium risk) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL