29 April 2026

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

Dear Lucy,

DISCHARGE OF PLANNING CONDITIONS 22(B) AND 54(B) ATTACHED TO PLANNING PERMISSION REFERENCE 142888/FO/2025 RELATING TO LAND AT CAMBRIDGE HALLS OF RESIDENCE, CAVENDISH STREET, MANCHESTER, M15 6TT

On behalf of Unite Students and Manchester Metropolitan University ('The Applicant'), I am pleased to enclose an application for the approval of details pursuant to attached to planning permission reference 142888/FO/2025 which concerns the redevelopment of Cambridge Halls of Residence, Cavendish Street ('the Site').

Context

As you will be aware, planning permission ref. 142888/FO/2025 was granted by Manchester City Council ('MCC') on 12th December 2025 and relates to the demolition of the existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels - comprising purpose-built student accommodation with internal and external rooftop communal amenity space, ground floor commercial and community uses, hard and soft landscaping; and associated highway works. The permission was granted with all demolition-related details approved up-front and the Applicant is now in the process of undertaking said works in line with the permission.

The next stage of development activities – comprising site enabling works and utility connections – is due to commence in July of this year. These works trigger a number of planning conditions, including condition nos. 22 and 54. This application seeks approval of the demolition phase Social Value Development Plan, submitted pursuant to the requirements of the relevant condition, and represents a partial discharge insofar as it relates to the demolition phase only.

This application has therefore been submitted via the Planning Portal (ref. PP-14890099) and is supported by a suite of technical documents which, as set out below, provide the relevant details to satisfy the requirements of each pre-commencement planning conditions.

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Conditions 22 and 54

Conditions 22 and 54 relate to the provision of a Social Value Delivery Plan for Phase 1 (southern block) and Phase 2 (northern block and separating landscaping) respectively. The conditions state:

> *a) The demolition phase of the Phase 'x' 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 'x' 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.*

The application is supported by a **Social Value Development Plan**, prepared by GRAHAM in order to address the requirements of part (b) of condition nos. 22 and 54. The report confirms the details of numbers of newly created jobs, sustained jobs, apprenticeships and career insights delivered as part of the development. The data included demonstrates, the vast number of employees working on the project during the demolition phase are locally employed.

Conclusion
In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Conditions 22 and 54 associated with planning permission 142888/FO/2025 at Cambridge Halls of Residence, Cavendish Street.

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

Yours sincerely,

Amelia Kinnin
Assistant Planner
[redacted]