29 April 2026

Delivered via Planning Portal

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Planning, Building Control & Licensing
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Manchester City Council

Dear Lucy,

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

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

The application is made pursuant to the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended). The application has been made via the planning portal (ref. PP-14859465). The requisite application fee of £309.00 has also been made online.

In addition to a comprehensive set of updated architectural and landscaping drawings, the application is supported by the following summary/ comparable reports which clearly outline the amendments sought to the approved development:

- Cambridge Halls Planning Comparables Report, prepared by Cartwright Pickard (drawing ref. 998-CPA-ZZ-ZZ-RP-A-9048, April 2026)

BACKGROUND

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

> *Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works*.

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OVERVIEW OF PROPOSED AMENDMENTS

In summary the application seeks to secure amendments to the design of the approved development including the following:

- Alterations to the design and form of the corner panels to the towers of each phase;
- Re-design of the north west corner of phase 2 comprising the repositioning of a fire escape route onto Cambridge Street;
- Adjustment to the decorative 'sock' panel height at ground level to provide consistency in light of a varied datum around the extensive Site perimeter;
- Repositioning of a new tree within the public realm fronting Boundary Street;
- Amendments to the footprint of the roof-level greenhouses and multi-use games areas ('MUGA');
- Introduction of two canopies to the Chatham Street PBSA entrances.

The amendments are required for a number of reasons which have transpired as the detailed design of the approved developments has progressed.

TOWER CORNER PANEL RE-DESIGN

The curved corner panel is proposed to be amended to improve installation efficiency and further support the towers within each phase whilst maintaining the original design ethos which reinforces horizontal hierarchy. In summary, the amendments necessitate the interface being split into three panels. The curved anodised panel between piers is retained, with this detail repeated consistently across all tower corners in both phases.

Precast mullion locations have been maintained, with profiles refined to suit the updated arrangement. Three panels are required, incorporating mullions at edges to provide vertical support. This detail is consistent across Phases 1 and 2 and was previously presented to MCC in the Cartwright Pickard report (Ref: CAM-CPA-XX-XX-RP-A-009051).

PHASE 2 INTERNAL LAYOUT RE-DESIGN

The fire escape strategy has been further developed in accordance with relevant statutory guidance (BS 9991). This requires a minimum external escape width of 1.7 metres to enable resident escape while also facilitating fire service egress. Given the proximity of the site boundary and the retained generator and fixed bin stores on adjacent land, it is no longer feasible to achieve compliant escape or fire service access in this area.

BS 9991 further requires a fire tender to park within 18 metres of the fire service access point and associated wet riser (final exit). With access over adjacent land no longer available, the closest practical parking location for a fire tender serving this stair core is Cambridge Street. However, the constrained space between the proposed façade and the adjacent generator prevents safe fire service access to the originally proposed final exit. In addition, the combined internal and external escape distance must not exceed 35 metres from a parked fire tender on Cambridge Street. These requirements have informed the revised position of the internal escape corridor. As a result of the above constraints, the northwest corner of Phase 02 has been redesigned to provide a compliant final means of escape onto Cambridge Street.

The internal reconfiguration of the phase 2 block has meant alterations to the positioning of the PBSA bin store. Per discussion with officers, the Applicant has ensured that access into and out of the bin store remains along the northern elevations facing onto the service yard of the MMU Business and Law School, with waste collection facilitated via Chatham Street to the east. For the avoidance of doubt PBSA waste collection would not take place from Cambridge Street.

SOCK HEIGHT AND BASE DATUM

Ongoing development of the external public realm design, together with updated survey information, has resulted in adjustments to initial assumptions made regarding levels around the perimeter of the Site. This had required a design response to the external elevations - specifically the datum formed by the 'sock' and under-window panel has been adjusted to maintain a consistent approach across the scheme.

In some locations this datum now sits at up to approximately 900mm above external grade, while in others it remains at approximately 600mm above external grade, as per the original proposal. This reflects the varying external levels while ensuring a coordinated and consistent treatment across the visible elevation extents within each phase.

BOUNDARY STREET TREE

The proposed amendments require the re-location of a new tree proposed as part of the approved landscaping scheme fronting Boundary Street due to the presence of below ground services and infrastructure identified through ongoing site investigation and survey work. The new location would provide sufficient space for the tree to develop whilst not undermining existing services and maintain the same number of street trees within the approved development.

MUGAS AND GREENHOUSES

The MUGA setting out for phase 1 has been amended to improve the amenity provision, with the structural proposal updated to reflect ongoing design development. The access and internal arrangement have also been revised to accommodate goal installations in line with the developed Re-Form landscape design. Perimeter access around the MUGA will be gated and restricted to maintenance personnel only.

For phase 2, the MUGA setting out has been revised to align with the updated phase 1 arrangement, ensuring a coordinated approach across the site. The structural design has similarly been refined, and the access and layout updated to accommodate goals in accordance with the Re-Form proposals. As with phase 1, perimeter access will be gated and limited to maintenance personnel only.

The greenhouses within each phase would see a limited reduction in area however maintain the same height and apperance as those approved. The reduced footprint allows for greater circulation space within the roof areas of phases 1 and 2

CANOPIES

Through detailed design evolution and in order to comply with BS8300 (Part 1), two canopies are proposed to be incorporated to the Chatham Street student entrances which are to be coloured to match the curtain walling system. This design comprises a visually unobtrusive lightweight aluminium panel system secured back to curtain walling.

CONCLUSION

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

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

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

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

Yours sincerely



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Appendix 1: Schedule of Drawing Substitutions

DRAWINGS

Drawing Name	Proposed Drawing Reference
Site Plan – Proposed	998-CPA-ZZ-00-DR-A-0112-P02
Site Plan – Phasing	998-CPA-ZZ-00-DR-A-0113-P02
Site Plan – Fire Service	998-CPA-ZZ-00-DR-A-0115-P02
Floor Plan - Basement	998-CPA-ZZ-B1-DR-A-0220-P02
Floor Plan - Ground	998-CPA-ZZ-00-DR-A-0221-P03
Floor Plan – Level 01	998-CPA-ZZ-01-DR-A-0222-P02
Floor Plan – Level 07	998-CPA-ZZ-07-DR-A-0228-P02
Floor Plan – Level 10	998-CPA-ZZ-10-DR-A-0231-P03
Floor Plan – Level 12	998-CPA-ZZ-12-DR-A-0233-P03
Floor Plan – Level 23	998-CPA-ZZ-23-DR-A-0244-P03
Floor Plan – Level 29	998-CPA-ZZ-29-DR-A-0250-P03
Site Elevations – South West & North East (Cambridge St. and Chatham St.)	998-CPA-ZZ-ZZ-DR-A-0631-P02
Site Elevations - South East & North West (Boundary St. & Service Rd.)	998-CPA-ZZ-ZZ-DR-A-0632-P02
South West - Cambridge St.	998-CPA-ZZ-ZZ-DR-A-0633-P02
North East - Chatham St.	998-CPA-ZZ-ZZ-DR-A-0634-P02
South East & North West (Boundary St. & Service Rd.)	998-CPA-ZZ-ZZ-DR-A-0635-P02
Phase 01 North West & Phase 02 South East - Link Road/Cavendish St	998-CPA-ZZ-ZZ-DR-A-0636-P02
Phase 01 - Cambridge St.	998-CPA-AZ-ZZ-DR-A-0800-P02
Phase 01 - Cambridge St. corner	998-CPA-AZ-ZZ-DR-A-0801-P02
Phase 01 - Chatham St. Tower	998-CPA-AZ-ZZ-DR-A-0802-P02
Phase 02 - Chatham St.	998-CPA-BZ-ZZ-DR-A-0804-P02
Phase 02 - Cambridge St.	998-CPA-BZ-ZZ-DR-A-0805-P02
Planning - Section AA	998-CPA-ZZ-ZZ-DR-A-0710-P02-Planning - Section AA
Planning – Section BB	998-CPA-ZZ-ZZ-DR-A-0711-P02-Planning - Section BB

Planning – Section CC – Phase 1	998-CPA-AZ-ZZ-DR-A-0712-P02-Planning - Section CC - Phase 1
Planning – Section DD – Phase 1	998-CPA-AZ-ZZ-DR-A-0713-P02-Planning - Section DD - Phase 1
Planning – Section EE - Phase 2	998-CPA-BZ-ZZ-DR-A-0714-P02-Planning - Section EE - Phase 2
Planning – Section FF – Phase 2	998-CPA-BZ-ZZ-DR-A-0715-P02-Planning - Section FF - Phase 2
Planning – Section GG – Phase 2	998-CPA-BZ-ZZ-DR-A-0716-P02-Planning - Section GG - Phase 2