MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to Planning Permission 142888/FO/2025 to make amendments to the elevations, reposition a new tree within the public realm and amend the footprint of the roof-level greenhouses and multi-use games area.

Location:

Cambridge Halls of Residence Cavendish Street Manchester M15 6TT

Application reference:

OTH-2026-000445

Applicant:

c/o agent

Date of application:

05 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposal seeks alterations to the approved plans due to amendments to the corner panels on each tower, re-location of fire escape resulting in changes to the Phase 2 north west corner ground floor elevation, amendments to the decorative 'sock' height at ground level due to varied site datum, repositioning of a proposed tree fronting Boundary Street, amendments to the footprint of the roof-level greenhouses and multi-use games areas (MUGAs), and the introduction of two canopies to the Chatham Street PBSA entrances.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 142888/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142888/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

Drawings

998-CPA-ZZ-00-DR-A-0100 Rev P01 Location Plan

998-CPA-ZZ-00-DR-A-0110 P01 Existing Site Plan

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998-CPA-ZZ-00-DR-A-0112 Rev P02 Site Plan - Proposed

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998-CPA-ZZ-00-DR-A-0114 Rev P01 Site Plan - Existing - Topography

998-CPA-ZZ-00-DR-A-0115 Rev P02 Site Plan - Fire Service

998-CPA-ZZ-B1-DR-A-0220 Rev P02 Planning - Floor Plan - Basement

998-CPA-ZZ-00-DR-A-0221 Rev P03 Planning - Floor Plan - Ground Floor

998-CPA-ZZ-01-DR-A-0222 Rev P02 Planning - Floor Plan - Level 01

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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 P02 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 P03 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 P03 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 P03 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 P03 Planning - Floor Plan - Level 29

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998-CPA-ZZ-ZZ-DR-A-0631 Rev P02 Planning - Site Elevations - South West & North East Cambridge St. & Chatham St.

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998-CPA-ZZ-ZZ-DR-A-0635 Rev P02 Planning - Site Elevation - South East & North West - Boundary St. & Service Rd.

998-CPA-ZZ-ZZ-DR-A-0636 Rev P02 Planning - Site Elevation - Link

998-CPA-ZZ-ZZ-DR-A-0710 Rev P02 Planning - Section AA

998-CPA-ZZ-ZZ-DR-A-0711 Rev P02 Planning - Section BB

998-CPA-AZ-ZZ-DR-A-0712 Rev P02 Planning - Section CC - Phase 1

998-CPA-AZ-ZZ-DR-A-0713 Rev P02 Planning - Section DD - Phase 1

998-CPA-BZ-ZZ-DR-A-0714 Rev P02 Planning - Section EE - Phase 2

998-CPA-BZ-ZZ-DR-A-0715 Rev P02 Planning - Section FF - Phase 2

998-CPA-BZ-ZZ-DR-A-0716 Rev P02 Planning - Section GG - Phase 2

998-CPA-AZ-ZZ-DR-A-0800 Rev P02 Planning - Bay Study - Cluster - Cambridge Street

998-CPA-AZ-ZZ-DR-A-0801 Rev P02 Planning - Bay Study - Studio - Cambridge Street

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TM54 Operational Energy Assessment Stage 4 Reference: 15299-WAT-XX-XX-RP-V-59026 P04 by Waterman Building Services Ltd dated April 2026;

Design Note 4 - Planning Addendum - Part L Compliance Ref: 5006-WWL-XX-XX-DN-CS-00004 Issue No. P03 by Wallace Whittle;

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Phase 2 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-2Z-ZZ-RP-N-000003 S5 P07) by Wallace Whittle;

Technical Note - Cambridge Halls - Climate Change ES Chapter update dated March 2026by Turley; and

Energy and Carbon Proforma GMCA Non-Residential Major Development dated 17.03.2026.

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.

Date: 25 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

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Application reference:

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Applicant:

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Date of application:

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998-CPA-ZZ-ZZ-DR-A-0636 Rev P02 Planning - Site Elevation - Link

998-CPA-ZZ-ZZ-DR-A-0710 Rev P02 Planning - Section AA

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Phase 2 Part O Overheating Report (CAM-WWL-2Z-ZZ-RP-N-000002 P04) by Wallace Whittle;

Phase 1 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-1Z-ZZ-RP-N-000003 S5 P07) by Wallace Whittle;

Phase 2 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-2Z-ZZ-RP-N-000003 S5 P07) by Wallace Whittle;

Technical Note - Cambridge Halls - Climate Change ES Chapter update dated March 2026by Turley; and

Energy and Carbon Proforma GMCA Non-Residential Major Development dated 17.03.2026.

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.

Date: 25 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA