Turley

1 September 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 27, 28, 33, 36, 59, 60, 65 AND 68 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.

This application has therefore been submitted via the Planning Portal (ref. PP-15199286) 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 condition.

Conditions 27 and 59

Conditions 27 and 59 relate to the provision of full details. The conditions state:

> *Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 'X', full details, including annotated scaled plans, elevations and cross sections, of a bespoke design for any areas where louvres are shown on the elevations*

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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.

The submitted Planning Report (ref. CAM-CPA-ZZ-ZZ-RP-A-009060), prepared by Cartwright Pickard for the discharge of Conditions 27 and 59 provides detailed plans, elevations and cross-sections for Phases 1 and 2, clearly identifying the location and design of the proposed louvres.

Conditions 28 and 60

Conditions 28 and 60 relate to the provision of details of Public and Private Realm Works. The conditions state:

a) Notwithstanding the approved details, prior to any above ground works within Phase 'X', 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

The application is supported by a Programme for Submission of Final Detail of Public Realm and Highway Works (ref. 1132-RFM-XX-XX-RP-L-0003 Condition 28a and 60 – Programme), prepared by re-form in order to address the requirements of part (a) of condition nos. 28 and 60. The report also confirms the anticipated programme for the submission of the final details. This includes detail that the construction of the Phase 1 external works is currently expected to commence in May 2028, with completion anticipated by July 2029. Construction of the Phase 2 external works is then expected to commence in late July 2029, with completion anticipated by July 2030.

Conditions 33 and 65

Conditions 33 and 65 relate to the provision of noise insulation and ventilation scheme. The conditions state:

> *Notwithstanding the details shown within the approved drawings and documents, prior to any above ground works, not including demolition or site clearance, associated with Phase 'X' 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 LAmax,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*

To meet the requirements of part (a) of condition nos. 33 and 65, an Acoustic Assessment Report (ref. (CAM-BAL-ZZ-ZZ-RP-O-000001 (AAR Rev3)) has been prepared by Blackbird Acoustics which establishes and assesses noise levels on the Site. Accompanying this is a Technical Submittal (ref. CAM-AAL-ZZ-ZZ-TS-X-001002_P03) prepared by Acorn which confirms that the proposed triple-glazed configuration is consistent with the glazing performance specification, ensuring compliance with the approved noise insulation strategy.

Conditions 36 and 68

Conditions 36 and 68 relate to background noise. The conditions state:

> *Prior to any above ground works within Phase 'X', 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 'X' development shall then be carried out in accordance with the approved details.*

The application is submitted alongside a Plant Noise Assessment Report (Ref. CAM-BAL-ZZ-ZZ-RP-O-000011 (PNA)) prepared by Blackbird Acoustics, in order to address the requirements of part (a) of condition nos. 36 and 68. The

report details results of noise surveying undertaken at the Site and provides suitable mitigations measures. It confirms that predicted plant noise emissions should comply with both the requirements of Manchester and BREEAM, at both the nearest existing residential receptors and proposed own development windows, providing the identified mitigation measures are adopted.

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 27, 28, 33, 36, 59, 60, 65 and 68 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,

