23 September 2026
Delivered via Planning Portal

Joshua Lee
Development Management Central Core
Planning Building Control and Licensing
Manchester City Council
M60 2LA

Ref: 04500

Dear Mr Lee,

FULL PLANNING APPLICATION FOR THE ERECTION OF AN ELECTRICITY SUBSTATION, DISPATCH UNIT AND SCREENED PLANT DECK WITH EXTRACTION FLUES AND ASSOCIATED EQUIPMENT AT HULME HALL, UNIVERSITY OF MANCHESTER VICTORIA PARK CAMPUS

On behalf of the University of Manchester ('The University' or 'the Applicant'), we are pleased to submit a full application for the erection of new operational facilities, plant and equipment at Hulme Hall within the Victoria Park Campus, Oxford Place ('the Site') in order to facilitate the relocation of the University's Central Processing Unit ('CPU') from the nearby Fallowfield Campus. The description of development is as follows:

'Erection of an electricity substation, dispatch unit and screened plant deck and associated access with extraction flues and equipment.'

The Application is submitted via the Planning Portal and supported by a suite of drawings and technical reports as set out under **Appendix 1.**

BACKGROUND

The Application is presented as a partial alternative to a development (LPA ref. 141536/FO/2024) consented by Manchester City Council ('MCC') in February 2025 within the Fallowfield Campus which comprises the erection of a purpose-built facility housing a range of University 'back of house' and operational facilities in order to facilitate the wider relocation of the University' Fallowfield Facilities, Maintenance & Compliance ('FMC'), Environmental Services Unit ('ESU'), Residence Support Teams ('RST') and Central Processing Unit ('CPU') based within the 'Limes' Building on the Campus. The relocation of the facilitates is required in order to facilitate the wider development of the Fallowfield Campus with 3,300 new student bedspaces (LPA ref. 138126/OO/2023).

Since the granting of the planning permission ref. 141536/FO/2024, the University has confirmed that the approved development will not proceed. The University has subsequently undertaken further work to develop an alternative proposal for a purpose-built facility on the Site. The revised proposal, subject to a separate planning application submitted to MCC and validated on 10th September 2026 (LPA ref. PLA-2026-001606), pertains to a smaller FFU without the CPU component.

This application relates to the University's CPU which currently provides campus-wide catering services for the University's Events and Catering Team from the 'Limes' Building within the Fallowfield Campus.

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Its relocation forms part of the University's wider strategy for the Fallowfield Campus, including the proposed redevelopment of the western part of the Campus, which will require the Limes Building to be vacated. The relocation to Hulme Hall provides an opportunity to move the facility closer to the main campus to make effective use of existing University accommodation and support the continued operation of this established University function.

The wider project includes the internal refurbishment and reconfiguration of existing ground floor accommodation within Hulme Hall to accommodate the CPU. These internal works do not form part of this planning application. The application relates specifically to the external elements required to support the relocated use, comprising a new CPU dispatch building, substation, external plant deck and associated external works, access, servicing and site arrangements.

More detail relating to the Site the Proposed Development, and an appraisal of the development against relevant considerations is set out below.

SITE AND SURROUNDINGS

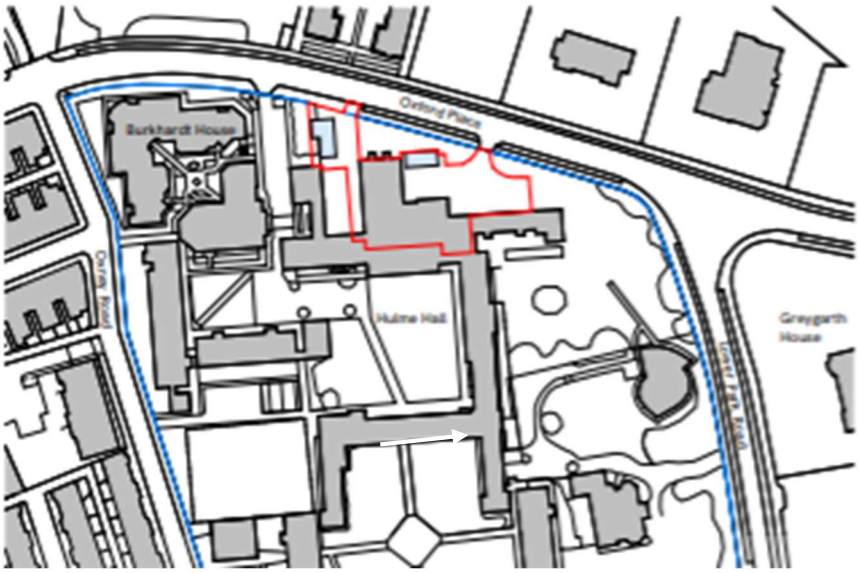
The Site

The Site comprises the 1960's extension to the University's Hulme Hall, Manchester's first purpose-built student accommodation ('PBSA'), within the Victoria Park Campus located at Oxford Place and associated curtilage. The building currently contains operational facilities of the University, specifically kitchen, dining and associated facilities associated with the Hulme Hall halls of residence. It is of red brick construction with limited features or openings and a distinctive projecting arch to the frontage containing existing extraction equipment.

Within the curtilage between the Hulme Hall extension and Oxford Place there is a mix of hard and soft landscaping with a number of established trees, the Site being marked by a high stone wall along much of its boundary. There are two vehicular access points serving Hulme Hall from the north and two segregated footways. These arrangements would be unaffected by the Proposed Development.

The Site extends to c. 0.15ha in size.

Figure 1: Site Location identified in red (source: *WMA*)



The Site lies within Victoria Park Conservation Area, whilst the original Hulme Hall PBSA building to the south was constructed in 1910 and is Grade II listed. Several other buildings within proximity of the Site within the University's Victoria Park Campus and the Victoria Park Conservation Area are also listed. The Application is thus supported by a detailed Heritage Statement which considers the impacts of the Proposed Development on the setting of these heritage assets.

The Environment Agency Flood Map for Planning classifies the Site as being in Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea. The Environment Agency flood map indicates that the majority of the site is at very low risk of surface water flooding, with pockets of elevated risk reflecting areas of hardstanding and ground depressions. The Site is not allocated for ecological value and there are no designated ecological sites within proximity of the Site.

There are various minor historic planning consents pertaining to Hulme Hall and the later extension however none relating to the part of the Site subject to this Application or of similar nature.

Surrounding Area

The Site lies on the edge of the Rusholme ward of Manchester approximately 3km south of the City Centre. The Site lies approximately 1km south of the main University Campus located off Oxford Road. The Oxford Road Corridor - the city's higher education hub and a key economic area of the City Centre – can be accessed easily from the Site, on foot, cycle or by public transport.

The surrounding area is of a mixed-use character however there is a strong presence of PBSA uses including Hulme Hall itself, whilst McLaren Property is currently developing a PBSA scheme through new construction and conversion of existing buildings immediately north of the Site (LPA ref. 135278/FO/2022).

PRE-APPLICATION ENGAGEMENT WITH MCC

The Applicant has engaged with MCC prior to submission of the Application in order to obtain feedback on the Proposed Developments and agree that Listed Building Consent is not required. Feedback was provided in August 2026[1] by MCC advising no objection in principle to the Proposed Development and that attention should be given to the siting, appearance and screening of the plant and associated structures to ensure their impact on the conservation area and the setting of Hulme Hall is minimised. Due to the Proposed Development not impacting on the original Hulme Hall which is expressly listed on the National Heritage List for England, an accompanying LBC application is not required. In addition to this supporting statement, the submitted Design and Access Statement provides details regarding the rationale for the Proposed Development, detailing design evolution and how MCC's pre-application feedback has been taken on board prior to submission of the Application.

PROPOSED DEVELOPMENT

The Proposed Development comprises the external works associated with the relocation of the University of Manchester's CPU catering facility from the Limes Building on the Fallowfield Campus to Hulme Hall. The relocation forms part of the University's wider estate strategy and will support the continued delivery of campus-wide catering services whilst bringing the operation closer to the main University campus.

This planning application relates solely to the external development required to facilitate the relocation of the CPU. The refurbishment and reconfiguration of existing internal accommodation within Hulme Hall are being undertaken separately and do not require planning permission. The proposal therefore comprises:

[1] Via email dated 13 August 2026

- A new CPU Dispatch Building providing ancillary storage and loading and unloading facilities for the distribution of catering products across the University estate.

- A new electrical substation required to support the increased electrical demand associated with the introduction of fully electric commercial kitchen equipment and the University's wider decarbonisation objectives.

- A new external plant deck containing mechanical and electrical plant equipment required for the operation of the CPU, together with associated screening comprising a combination of acoustic louvres and perforated metal panels, and access stairs.

- Associated external works including servicing arrangements, waste storage facilities, vehicle manoeuvring areas, electric vehicle charging infrastructure, hard and soft landscaping improvements, boundary treatments and a new dropped kerb to facilitate maintenance access to the substation.

Materials have been selected to complement the character and appearance of Hulme Hall, including matching brickwork, dark grey architectural detailing and pale green metal features that reference the building's existing oxidised copper detailing.

- The substation is proposed as a brick-built structure designed to match the existing Hulme Hall brickwork. The doors and louvres would be finished in a dark grey colour to complement the existing doors and window frames, whilst a pale green metal coping would reflect the colour of the building's existing parapet detailing.
- The CPU Dispatch Building incorporates the same accent colour within its parapet capping, stand-off signage and entrance canopy. The principal material is a dark grey timber-effect fibre cement cladding, providing a contemporary appearance whilst ensuring the building remains visually recessive within its setting.

The dispatch building has been positioned within the lower service yard and designed as a subservient structure, whilst the plant deck is located within an area already screened from public views. Additional acoustic and visual screening is proposed to further reduce the visibility of plant equipment.

The proposals comprise a combination of hard and soft landscaping works across the site:

- Hard landscaping improvements include the resurfacing of areas within the service yard, the formalisation of parking arrangements through new lining and servicing infrastructure, and the introduction of electric vehicle charging points for CPU vehicles.
- Soft landscaping is focused principally around the new substation. New planting and planter beds are proposed to provide additional screening of the substation from Oxford Place and to soften its appearance within the street scene. A new stone boundary wall and planter will replace an existing interruption in the boundary treatment, improving the visual quality and continuity of the site's frontage.

Operationally, the proposals retain the existing access arrangements from Oxford Place, maintain the established delivery strategy for catering operations, formalise parking and servicing arrangements, and introduce enhanced waste management facilities. Existing emergency access and escape routes would remain unchanged.

Overall, the Proposed Development represents ancillary infrastructure required to support the ongoing operation of an established University function. It will facilitate the successful relocation of the CPU, improve operational efficiency, support the University's sustainability objectives through the provision of all-electric kitchen facilities, and ensure the continued delivery of catering services across the University estate.

Full details of the Proposed Development are set out within the accompanying Design and Access Statement and illustrated on the submitted Architectural Drawings

ANALYSIS OF PROPOSED DEVELOPMENT

Principle of Development

The Proposed Development is ancillary to the University's established operations and is required to facilitate the relocation of its CPU, which supports the delivery of catering services across the wider University estate. The relocation of the CPU is necessary to enable the implementation of the University's broader strategy for the redevelopment and regeneration of the Fallowfield Campus.

Whilst the Site is physically separate from the Fallowfield Campus and Richmond Car Park, MCC previously recognised the need for the relocation of the CPU as an integral component of the wider Fallowfield Campus redevelopment proposals. The principle of a relocate CPU facility has therefore already been established.

The relocation of the CPU to the Site also presents an opportunity to locate the facility closer to the University's main campus, making more efficient and effective use of underutilised land and buildings within the existing estate whilst supporting the continued operation of this important University function.

In this context, the principle of relocating the CPU to ensure the continued delivery of campus-wide catering services and facilitate the wider regeneration of the Fallowfield Campus is well established.

Design

This application therefore relates specifically to the external works for which consent is sought, which are required to support the relocation of the CPU facility. The accompanying Design and Access Statement provides a comprehensive overview of the Proposed Development, including its evolution and design rationale.

The proposal has been shaped through ongoing collaboration with University stakeholders, Mechanical and Electrical consultants, and Catering consultants to ensure it meets operational requirements whilst complying with relevant Building Regulations and British Standards.

The final scheme is the product of extensive design evolution and option testing, during which opportunities to maximise the use of existing buildings and previously developed land within the University estate were thoroughly explored. As a result, the proposal makes efficient use of available space within Hulme Hall, with only those external additions necessary to accommodate servicing, plant and associated infrastructure.

The design has also been informed by the character and architectural qualities of Hulme Hall and its surroundings. Particular regard has been had to the relationship with the adjoining listed building and the wider conservation area. Consequently, the external additions have been carefully designed to minimise visual and heritage impacts while providing the infrastructure necessary for the facility to operate effectively.

The site layout accommodates the functional requirements of the operation, including servicing and delivery arrangements, loading and manoeuvring space, waste and refuse storage, external storage, parking and electric vehicle charging provision.

Overall, the Proposed Development represents a site-specific and operationally driven solution that balances the functional requirements of the CPU facility with the need to make efficient use of the Site and responds sensitively to the surrounding built and historic environment. The resulting scheme is considered to be a proportionate and well-designed form of development suitable for its intended purpose.

The remainder of this letter considers the acceptability of the proposed works in relation to the environmental and technical planning considerations relevant to the Site and its surroundings.

Environmental and Technical Considerations

A comprehensive suite of environmental and technical reports has been prepared in support of the application. The following sections consider the findings of this work against the relevant national and local planning policy framework, including matters relating to heritage, townscape and design, ecology, flood risk and drainage, noise, and air quality.

Collectively, the evidence demonstrates that the proposed works can be accommodated without giving rise to unacceptable environmental effects and that any impacts have been appropriately assessed and addressed through the design process.

Overall, the scheme represents a sustainable and well-considered form of development that balances environmental considerations with the operational benefits associated with the continued delivery of the University's campus-wide catering function and the wider regeneration of the Fallowfield Campus.

Heritage

A Heritage Statement has been prepared by Turley, and assess the likely impacts of the Proposed Development on identified heritage assets.

The Heritage Statement confirms that the Proposed Development would have 'no effect' on the significance of the identified heritage assists, including the Victoria Park Conservation Area and Hume Hall, Hall of Residence, University of Manchester (Original Portion) (grade II listed building) in accordance with Policy HE5(2)(b) of the NPPF. It also confirms that the requirements of s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied when MCC grants planning permission. The Proposed Development therefore meets the objectives of Chapter 20 of the NPPF, including Polices HE4(1), HE5(2)(b), HE6(1) and HE9(1).

In accordance with Core Strategy (CS) Policy EN3 and Places for Everyone (PfE) Joint Development Plan Policy JP-P2, the Proposed Works sustains the significance of Victoria Park Conservation Area and Hume Hall, Hall of Residence, University of Manchester (Original Portion) (grade II listed building). The proposals also comply with Unitary Development Plan (UDP) Policies DC18 and DC19 by preserving the character of Victoria Park Conservation Area and the setting of Hulme Hall.

Air Quality

The air quality impacts associated with the Proposed Development are assessed within the accompanying Air Quality Assessment ('AQA'), prepared by Santec UK Ltd.

The AQA confirms that the Site is located within the administrative boundary of MCC and lies approximately 120 m South and East from the Air Quality Management Area (AQMA) boundary defined by MCC in conjunction with the Greater Manchester Combined Authority ('GMCA') due to exceedances of the annual mean NO2 objective.

The AQA confirms that the construction activities associated with the Proposed Development have the potential to create dust and it recommends that a package of mitigation measures be put in place to minimise the risk of elevated PM10 concentrations and dust soiling in the surrounding area which can be secured through a proportionate construction environmental management plan. The AQA confirms that with mitigation in place the construction impacts are judged to be 'not significant'. During the operation of the Proposed Development the AQA concludes that there is unlikely to be significant increases in road traffic, and that this would be below the Environmental Protection UK (EPUK) / IAQM screening criteria. Taking this into account, the air quality impacts of

the Proposed Development, with regards to road traffic, are 'not significant' and additional mitigation is not required.

It can therefore be concluded that the Proposed Development accords with the requirements of Core Strategy Policy EN16 and DM1, Policy JP-S6 Clean Air of PfE, Policy P3 of the NPPF, and other guidance regarding air quality insofar as they seek to ensure that new development is appropriate for its location and does not result in unacceptable levels of pollution or adverse impacts on the living conditions of neighbouring occupiers.

Kitchen Odour

The application is supported by a Kitchen Odour Risk Assessment prepared by Stantec UK Ltd. The assessment has been undertaken because, whilst the CPU operation and associated plant are relatively modest in scale, the proximity of nearby residential properties, the nature of the food preparation activities, and the site's relatively limited odour dispersion characteristics combine to create a high inherent odour risk that requires careful assessment and mitigation.

Based on the calculated Significance Score and the anticipated dispersion environment of the discharge stack the assessment recommends, in accordance with the relevant guidance, that a 'High' level of odour control be implemented as part of the Proposed Development which comprises the installation of either:

- Fine Filtration or Electrostatic precipitation ('ESP') followed by carbon filtration (carbon filters rates with a 0.2-0.4 second residence time); or
- Fine Filtration or ESP followed by UV ozone system to achieve the same level of control as above.

Subject to the installation and ongoing maintenance of the recommended odour mitigation measures, the assessment concludes that any odour impacts arising from the proposed development would be reduced to a level that is considered not significant.

Accordingly, the Proposed Development accords with the requirements of Core Strategy Policy EN16, Policy JP-S6 Clean Air of PfE, Policy P3 of the NPPF insofar as they seek to ensure that new development is appropriate for its location and does not result in unacceptable levels of pollution or adverse impacts on the living conditions of neighbouring occupiers.

Noise

Lighthouse Acoustics have prepared a Noise Impact Assessment in support of the Proposed Development. The assessment identified the established the existing environmental sound levels at the nearest noise sensitive receptors. Given the nature of the proposed development, specifically the installation of plant and equipment the assessment assesses the atmospheric sound emissions from the proposed plant items and associated attenuation proposals (comprising acoustic treatment to the 1st floor roof area and silencer attenuation) to the nearest noise sensitive receptors has been undertaken.

The assessment concludes that atmospheric plant sound emissions from the proposed plant items during both daytime and nighttime operations are likely to have a low impact at the nearest noise sensitive receptor with the incorporation of the proposed attenuation measures. It concludes that the plant can achieve -5 db below the identified existing environmental sound levels. As such the requirements of the Local Authority are achieved.

No adverse noise impacts are therefore anticipated and it can be concluded that the Proposed Development accords with the requirements of CS Policy DM1, UDP Policy DC 26 and Policy P3 of the NPPF insofar as they seek to ensure that new development is appropriate for its location and does not result in unacceptable levels of pollution or adverse impacts on the living conditions of neighbouring occupiers.

Highways/ Transport

The submitted Transport Assessment, prepared by Ashley Helme Associates, concludes that the proposed relocation of the kitchen facilities within Hulme Hall and the creation of a CPU can be accommodated without giving rise to adverse transport or highway impacts. The assessment confirms that the proposed access arrangements provide suitable visibility splays, while swept path analysis demonstrates that service and delivery vehicles can safely enter and exit the site in forward gear. The development is located within a highly sustainable and accessible location, with excellent opportunities for travel by walking, cycling and public transport, in accordance with national and local transport policy objectives.

The assessment further concludes that the proposed development will generate only very low levels of additional vehicular traffic during peak periods and will therefore have no material impact on the operation of the surrounding highway network.

Having considered site accessibility, access arrangements and anticipated trip generation, the Transport Assessment demonstrates that the Proposed Development accords with CS Policy T1 and Policies TR3 and TR6 of the NPPF. Accordingly, there are no highway or transportation reasons that would justify the refusal of planning permission.

Arboriculture and Ecology

The application is supported by an Ecology Appraisal and Arboriculture Impact Assessment ('AIA') / Method Statement ('AMS'), prepared by Simply Ecology and Pennine Ecology respectively.

The Ecology Appraisal presents the findings of the assessment of habitats on site, survey work undertaken and commentary in respect of Biodiversity Net Gain. The assessment finds that no area of habitat will be lost as result of the Proposed Development. During construction the appraisal confirms that all trees within the Zone of Influence (identified in the accompanying AIA) should be subject to protection measures. It also confirms that an external Preliminary Roost Assessment has been undertaken and it has been concluded that the building has negligible suitability for roosting bats as no evidence of current or historic bat use was recorded during the inspection and there is no reasonably foreseeable likelihood that the proposed refurbishment works will affect a bat roost or resting place. The appraisal also confirms that the Site is highly unlikely to support a notable assemblage of birds in a local context due to its limited extent and nature of the habitats in this urban environment.

In respect of BNG the appraisal confirms that the Proposed Development is exempt from the statutory biodiversity gain condition under the exemption applying to developments with a site area of 0.2 ha or less. Notwithstanding that the Proposed Development will deliver some proportionate new soft landscaping to screen the new CPU building and this will comprise ornamental planting and 2 native trees.

The accompanying AIA and AMS identify measures required to safeguard existing trees during the construction phase of the development. The AMS confirms that all identified trees can be retained and protected, with no tree removals required to facilitate the proposals. A series of tree protection measures are outlined, including pre-commencement arboricultural supervision, site briefings for contractors, the installation of protective fencing around retained trees, and controls on construction activities within root protection areas. Specific mitigation measures are also identified for limited works occurring close to trees, including supervised excavation and root pruning, controlled construction of a bin store, retaining wall repairs, and selective pruning to facilitate access and the installation of the proposed substation.

This concludes that, provided the recommended protection measures and construction methodologies are implemented and monitored by a qualified arboricultural consultant, the proposed development can be undertaken without causing significant harm to the retained tree stock. An auditable programme of arboricultural

monitoring is proposed throughout the construction process to ensure compliance with BS 5837:2012 and to demonstrate that retained trees remain suitably protected for the duration of the works.

It can therefore be concluded that the Proposed Development accords with CS Policy EN15 and Policy N2 of the NPPF in so far as they seek to ensure that development positively contributes to the natural environment.

Energy, Ventilation and Extraction

The application is supported by a Ventilation & Extraction Statement prepared by Stantec UK Ltd. The report confirms that dedicated supply and extract ventilation systems will serve the relocated CPU and associated catering facilities, incorporating odour control, acoustic attenuation and high-level discharge points designed in accordance with relevant industry standards. The proposed systems include filtration, UV odour treatment technology, ventilation interlocks and noise attenuation measures to ensure the facility can operate effectively whilst protecting the amenity of neighbouring occupiers.

Accordingly, the report demonstrates that the facility can be accommodated without giving rise to unacceptable noise or air quality impacts and complies with CS Policy EN16, Policy JP-S6 of PfE and relevant provisions of the NPPF.

The application is supported by an Energy Statement prepared by Stantec UK Ltd. The statement confirms that the Proposed Development adopts an all-electric approach for new heating and hot water systems through the use of air source heat pumps and incorporates a range of energy efficiency measures including variable-speed ventilation, LED lighting, intelligent controls, sub-metering and a Building Management System.

The assessment demonstrates that the design has sought to maximise energy efficiency and carbon reduction opportunities within the constraints of a refurbishment scheme and historic setting. Accordingly, the proposal complies with CS Policy EN4, Policies JP-S1, JP-S2 and JP-S3 of PfE, and the sustainability objectives of the NPPF.

Ground Conditions

The application is supported by a Phase 1 Ground Conditions Desk Study prepared by Clancy Consulting, which reviews the environmental history, geology, hydrogeology and potential contamination risks associated with the Site.

The assessment confirms that the Site has a relatively limited development history and identifies no significant constraints relating to mining, ground stability or radon. Whilst the Site lies within an area of moderate unexploded ordnance (UXO) risk and there is potential for localised contamination associated with historic land uses, the preliminary risk assessment concludes that the majority of identified risks are low or very low.

The report recommends a Phase 2 Geo-Environmental Investigation and a detailed UXO assessment to further inform the detailed design and construction process. Subject to these further investigations, the assessment identifies no constraints that would preclude the proposed development.

Accordingly, the report demonstrates that the Site is suitable for the proposed use and that any ground-related considerations can be appropriately managed through standard investigation and mitigation measures. The Proposed Development therefore accords with the objectives of Core Strategy Policies EN18 and EN19 and the relevant provisions of the NPPF relating to land contamination, ground conditions and public safety.

CONCLUSIONS

The Proposed Development is necessary to facilitate the relocation of the University's Central Processing Unit from the Fallowfield Campus and secure the continued delivery of its campus-wide catering function. It makes efficient use of existing accommodation within the University estate, brings the operation closer to the main campus and supports the wider redevelopment and regeneration of the Fallowfield Campus. The principle of the development is therefore established.

The submitted design and technical evidence demonstrates that the external works can be accommodated without unacceptable effects on heritage significance, air quality, odour, noise, highway safety, ecology or arboriculture. The scheme has been carefully sited, designed and screened to respond to Hulme Hall and the Victoria Park Conservation Area, while the identified construction and operational impacts can be satisfactorily controlled through the proposed mitigation and, where necessary, appropriately worded planning conditions.

Accordingly, the Proposed Development represents a proportionate, sustainable and technically acceptable solution that accords with the development plan when read as a whole and with relevant national planning policy. There are no material considerations or technical grounds that warrant refusal, and planning permission should therefore be granted without delay.

Yours sincerely



Appendix 1 – Schedule of Supporting Drawings and Documents

Drawing	Reference	Author
Location Plan	CPU-WMA-XX-ST-DR-A-00001_S3-P04	Wilson Mason
Existing Site Plan	CPU-WMA-XX-ST-DR-A-00002_S3-P01	
Existing Elevations	CPU-WMA-XX-ZZ-DR-A-20501_S3-P01	
Existing Elevations	CPU-WMA-XX-ZZ-DR-A-20502_S3-P01	
Existing Elevations	CPU-WMA-XX-ZZ-DR-A-20503_S3-P01	
Existing Sections	CPU-WMA-XX-ZZ-DR-A-20510_S3-P01	
General Arrangement Plan - 00 Ground Floor Existing	CPU-WMA-XX-00-DR-A-10501_S3-P01	
General Arrangement Plan - 01 First Floor Existing	CPU-WMA-XX-01-DR-A-10502_S3-P01	
General Arrangement Plan - RL Roof Plan Existing	CPU-WMA-XX-RL-DR-A-10503_S3-P01	
Proposed Site Plan	CPU-WMA-XX-ST-DR-A-00003_S3-P05	
Proposed Elevations	CPU-WMA-XX-ZZ-DR-A-20401_S3-P01	
Proposed Elevations	CPU-WMA-XX-ZZ-DR-A-20402_S3-P01	
Proposed Elevations	CPU-WMA-XX-ZZ-DR-A-20403_S3-P01	
Proposed Sections	CPU-WMA-XX-ZZ-DR-A-20410_S3-P01	
General Arrangement Plan - 00 Ground Floor Proposed	CPU-WMA-XX-00-DR-A-10401_S3-P01	
General Arrangement Plan - 01 First Floor Proposed	CPU-WMA-XX-01-DR-A-10402_S3-P01	
General Arrangement Plan - RL Roof Plan Proposed	CPU-WMA-XX-RL-DR-A-10403_S3-P01	
CPU Dispatch Building	CPU-WMA-XX-ZZ-DR-A-10451_S3-P01	
Substation	CPU-WMA-XX-00-DR-A-10452_S3-P02	

Plant Deck	CPU-WMA-XX-00-DR-A-10453_S3-P01	
Landscape Masterplan	CPU-ITR-XX-ST-DR-L-00001_P02	Iteriad

Document	**Reference**	**Author**
Design and Access Statement	CPU-WMA-XX-XX-RP-A-0005_P03	Wilson Mason
Heritage Statement	September 2026	Turley Heritage, Townscape and Landscape
Energy Statement	10386-STN-XX-XX-RP-ME-000002 P02	Stantec UK Ltd
Ventilation & Extraction Statement	10386-STN-XX-XX-RP-ME-000004	Stantec UK Ltd
Kitchen Odour Risk Assessment	September 2026 P03	Stantec UK Ltd
Air Quality Assessment	September 2026 P03	Stantec UK Ltd
Acoustic Planning Report	1559/PSA1 Revision 2	Lighthouse Acoustics
Transport Assessment	2037/1/A	Ashley Helme Associates
Ecological Appraisal	SE/WLMSQ004/02	Simply Ecology
Arboricultural Impact Assessment	2980_AIA.01	Pennine Ecological
Arboricultural Method Statement	2980_AMS.01	Pennine Ecological
Phase 1 Site Investigation	21954-CCL-XX-XX-T-G-0001 S2 01	Clancy Consulting