Application details:	**Application number**: 144791/FO/2025 **Proposal**: Phased development comprising:, (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and, (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works. **Location**: Weston Student Halls And Pendulum Hotel , 78 Sackville Street, Manchester, M1 3BB

LLFA Comments 30/01/2026

The following Information has been considered:

Planning Portal uploads:	16/12/2025 – 16/01/2026
Further submission emails:	**From:** Jennifer Atkinson [redacted] **Sent:** 30 January 2026 12:19 **To:** Flood Risk Management [redacted] **Subject:** Re: Planning application 144791/FO/2025 consultation - Weston Student Halls And Pendulum Hotel (EA Comments – dated 07 January 2026)
Pre-Application Advice:	N/A EIASCO/25/009

Any LLFA Comments to LPA
The proposed development is a major development within Flood Zone 2 and includes extents within 20 metres of a main river (River Medlock). The Environment Agency commented on this application (dated 07 January 2026) and raised an objection due to the absence of an adequate flood risk assessment. In particular, the following is required: - "*Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the 1 in 100-year + 35% climate change flood event. Consequently, the development proposes inadequate o Raised finished floor levels. Finished floor levels must be a minimum of 600mm above the 1 in 100-year flood level + 35% climate change*." **The above matter should be resolved pre-determination. Until this is resolved, we are unable to recommend conditions.**