Turley

11 August 2026

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Dear Lucy,

APPROVAL OF DETAILS ASSOCIATED WITH CONDITIONS 26 AND 58 PURSUANT TO PLANNING PERMISSION REFERENCE 142888/FO/2025 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 further details pursuant to Conditions 26 and 58 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.

An application (LPA ref. CDN/26/0344) to facilitate the next stage of development activities, including site enabling works and utility connections, was approved on 8th July 2026. That application secured the discharge of conditions 25, 26, 30, 32, 38, 57, 58, 62, 64 and 70. Conditions 26 and 58 relate to external material details and samples with the MCC's decision letter stating:

Condition 26 is discharged on the basis that the development is carried out in accordance with the following information:

- *Planning Report - VMU Review dated 1 April 2026 by Cartwright Pickard as amended by*
- *the Planning Report - VMU Review CDN/26/0344 dated 2 June 2026 by Cartwright Pickard;*

Turley (Manchester)
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6 Atherton Street
[redacted]

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- *Techrete Quality Assurance Plan & Test Inspection Plan CAM-TEC-ZZ-XX-RP-X-000010 Rev P01 dated 13.04.2026 by Techrete; and*
- *Circular Economy Statement RIBA Stage 4 CAM-WBS-ZZ-XX-RP-X-000010 dated April 2026 by Waterman Sustainability Services.*

Condition 58 is discharged on the basis that the development is carried out in accordance with the following information:

- *Planning Report - VMU Review dated 1 April 2026 by Cartwright Pickard as amended by the Planning Report - VMU Review CDN/26/0344 dated 2 June 2026 by Cartwright Pickard;*
- *Techrete Quality Assurance Plan & Test Inspection Plan CAM-TEC-ZZ-XX-RP-X-000010 Rev P01 dated 13.04.2026 by Techrete; and*
- *Circular Economy Statement RIBA Stage 4 CAM-WBS-ZZ-XX-RP-X-000010 dated April 2026 by Waterman Sustainability Services.*

The Planning Report - VMU Review notes that the final decorative pattern to both precast concrete panelling and anodised perforated panelling is subject to ongoing refinement and will be submitted formally to MCC for approval. The final pattern detail has now been confirmed by the Applicant and accordingly, this application has been submitted via the Planning Portal (ref. PP-15150012) to seek approval of further material/ design specification.

The enclosed Additional Materials Report (ref. CAM-CPA-ZZ-ZZ-RP-A-009059), prepared by Cartwright Pickard, details the selected patterned and perforated panel design, finishes and colour treatment which draw influence from local and university motifs.

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 26 and 58 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,

