MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 27 (Bespoke Louvre Siting Ph1), 28a (Public and Private Realm Works - Ph1) , 33a (Acoustics - Residential Ph1) , 36a (Acoustics - Plant Ph1) , 59 (Bespoke Louvre Design Ph2) , 60a (Public and Private Realm - Ph2) , 65a (Acoustics-Residential Ph2) and 68a (Acoustics - Plant Ph2) attached to planning permission reference 142888/FO/2025 (as amended by 145652/NMC/2026, OTH-2026-000445).

Location:

Cambridge Halls of Residence Cavendish Street Manchester M15 6TT

Application reference:

OTH-2026-001525

Applicant:

Unite Students and Manchester Metropolitan University

Date of application:

03 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 27 (Bespoke Louvre Siting Ph1)

Condition 27 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Planning Report - Conditions 27 & 59 Discharge Ref: CAM-CPA-ZZ-ZZ-RP-A-009060 Revision P01 Stage 4 Issue dated August 2026 by Cartwright Pickard.

Condition 28a (Public and Private Realm Works - Ph1)

Part a) of condition 28 is discharged on the basis that the development is carried out in accordance with the following information received by the Local Planning Authority on 3 September 2026:

Programme for Submission of Final Detail of Public Realm and Highway Works Ref. 1132-RFM-XX-XX-RP-L-0003 by Re-Form.

Condition 33a (Acoustics - Residential Ph1)

Part a) of condition 33 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Acoustic Assessment Report Ref: CAM-BAL ZZ-ZZ-RP-O-000001 Revision P03 dated 11 April 2025 by Blackbird Acoustics; and

Technical Submittal Ref. CAM-AAL-ZZ-ZZ-TS-X-001002 Revision P03 by Acorn.

Condition 36a (Acoustics - Plant Ph1)

Part a) of condition 36 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Plant Noise Assessment Report Ref. CAM-BAL-ZZ-ZZ-RP-O-000011-P01 dated 2 September 2026 by Blackbird Acoustics.

Condition 59 (Bespoke Louvre Design Ph2)

Condition 59 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Planning Report - Conditions 27 & 59 Discharge Ref: CAM-CPA-ZZ-ZZ-RP-A-009060 Revision P01 Stage 4 Issue dated August 2026 by Cartwright Pickard.

Condition 60a (Public and Private Realm - Ph2)

Part a) of condition 60 is discharged on the basis that the development is carried out in accordance with the following information received by the Local Planning Authority on 3 September 2026:

Programme for Submission of Final Detail of Public Realm and Highway Works Ref. 1132-RFM-XX-XX-RP-L-0003 by Re-Form.

Condition 65a (Acoustics- Residential Ph2)

Part a) of condition 65 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Acoustic Assessment Report Ref: CAM-BAL ZZ-ZZ-RP-O-000001 Revision P03 dated 11 April 2025 by Blackbird Acoustics; and

Technical Submittal Ref. CAM-AAL-ZZ-ZZ-TS-X-001002 Revision P03 by Acorn.

Condition 68a (Acoustics - Plant Ph2)

Part a) of condition 68 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 3 September 2026:

Plant Noise Assessment Report Ref. CAM-BAL-ZZ-ZZ-RP-O-000011-P01 dated 2 September 2026 by Blackbird Acoustics.

Date: 21 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.