

Comments for Planning Application 142888/FO/2025

Application Summary

Application Number: 142888/FO/2025

Address: Cambridge Halls Of Residence Cavendish Street Manchester M15 6TT

Proposal: Demolition of 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 (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.

Case Officer: Lucy Harrison

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cannot support this development which stops up a key cycle route between Hulme and Oxford Road. The proposal to re-route cyclists is inadequate and unfeasible.

1. There is not safe and consistent cycle infrastructure on Cambridge Street and re-routing introduces two unsafe right turns for cyclists traveling from Hulme to Oxford Road
2. Some cyclists will continue using the most direct route, we know that some cyclists will use pedestrian only space if it is the most direct route and there is no way to prevent this without barriers or constant enforcement. The proposals introduce a constrained route between Cambridge Street and All Saints Park which will be dangerous if used by cyclists. There is nothing in the proposals explaining how cyclists will be prevented from using this space.