

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have zero objection to the buildings themselves, however I am concerned about the proposed changes to cycling routes and the safety claims made in the Transport Statement.

At present, the pathway leading from Cavendish Street will primarily be used for cyclists heading south west towards Cambridge Street and Stretford Road. The current layout of Cavendish Street keeps cyclists central and pedestrians split off, there's a point made in the statement document that some cyclists will enter the road via the central gap in the rails rather than via the footway next to the pedestrian crossing, this is ultimately because cyclists want to keep that separation, just as they do on nearby infrastructure - recent changes along the Chorlton Cycleway could be replicated here.

The proposals suggest removing this access and instead sending cyclists via Boundary Street. For anyone wishing to make that same journey south west, what this will now entail is having to take a right turn onto Higher Cambridge Street - often a busy route and with no traffic signals - this will endanger cyclists, many of them of student age with limited cycling experience.

There's a claim that diverting via Boundary Street will remove interactions between cyclists and students, given the location of the halls, the Student Union and the Art School, this plainly isn't correct - even a quick peek on Google Streetview shows that Boundary Street is heavily used as a pedestrian crossing by students. There's also the blind spot on the sweeping turn between Boundary Street and Cavendish Street, where other MMU Facilities are located - this doesn't

improve matters for anyone on this front.

What this will also likely do is encourage cyclists to instead make use of the pedestrian link that follows on from Boundary Street, a route which at present explicitly prohibits cyclists, likely to create conflict.

I would hope that before final planning permission is given that they are forced to rethink these plans. What this needs is either maintaining the current route and adapting designs which maintain that segregation (rather than the current zigzag layout which will absolutely cause clashes between pedestrians and cyclists), or if they commit to this Boundary West route, making significant changes to the junction, at the bare minimum adding traffic signals there and allowing a safer right turn.

Barring changes to the current plans, this will endanger people, disproportionately young people, please reconsider this aspect.