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**Re: Planning application 143164/FO/2025 consultation - Albert Bridge House**

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**From** [REDACTED]  
**Date** Tue 29/07/2025 17:32  
**To** Angela Leckie [REDACTED]

Hi Angela

Thanks for consulting me on this application with regard to sustainable travel.

This is an excellent location for sustainable access as it is within the city centre and has good walking and public transport links. From a sustainable travel point-of-view, intensive development of the site is appropriate.

Given that the location is within easy walking distance of a large range of employment, leisure and other uses, car parking for both residents and workers should be kept to a minimum. Ideally this means none apart from essential disabled use. This looks to be what is proposed, although it should be a condition that users of the disabled parking should actually need them.

They are proposing a large amount of cycle storage which is great. This should be available to all residents and occupiers of the various commercial units. However, mostly they are proposing double stack bike racks which are difficult to use for people with heavier bikes. They say there will also be some Sheffield stands but don't say how many. Ideally, they would quantify the number of Sheffield stands and these should provide a substantial proportion of the overall provision - at least a third as a guideline. This is particularly important given the growing popularity of e-bikes. Currently it looks like they have the wrong mix of provision. Many people don't like using (or can't use) double stack bike racks so this may be a barrier to their full use.

They should add a commitment to maintaining the bike racks as available for use for the lifetime of the development, which includes removal of abandoned bikes every few years.

The travel plan should be secured by condition, with a full travel plan agreed with us within 6 months of first occupation. This should remain in place (along with monitoring and actions as appropriate) for the lifetime of the development or until we agree it can stop. They shouldn't drop it after a few years unless we agree that the need for it has gone.

I hope this is of help, let me know if you need anything more.

[REDACTED]

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**From:** planning@manchester.gov.uk [REDACTED]  
**Sent:** 01 July 2025 11:48 AM  
**To:** [REDACTED]  
**Subject:** Planning application 143164/FO/2025 consultation - Albert Bridge House

Please see attached consultation letter for application 143164/FO/2025.

Regards,  
Information, Delivery & Support Team,  
Planning, Building Control & Licensing,  
Manchester City Council, P O Box 532, Manchester M60 2LA

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