

# 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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current area around the Cambridge Halls of Residence is a nice wide open space that allows access from Hulme to the Oxford Road corridor. It is an area that I feel safe travelling through at any time of day and I find welcoming and open allowing access to the All Saints Park (an area owned by the university but with a clause that must allow local residents to access) there are already issues with the university not always opening All Saints Park which I think these works will make worse. I am concerned that the decrease in access through this space will make the area a lot less accessible to locals meaning the access through to the park and Oxford Road will become a dangerous and uncomfortable route both to access the businesses, the hospital and Manchester City Centre. As a neighbour I am also concerned about the height of the building adding a claustrophobic and uncomfortable feeling to the area and a loss of privacy to the residents nearby. The amount of accommodation this will add will also add to the parking issues for residents in the area. Add to the noise from drunken students coming home in the early hours of the morning and general addition of anti-social behaviour accessing the 24-hour Spar in the area.

I am concerned about an increase in anti-social behaviour from students travelling to the late opening off-licenses.

A loss of privacy due to the height and overshadowing from these two tall buildings.

A loss of the ability to freely travel into Oxford Road, All Saints Park, Augustine Church and Manchester City Centre from Cavendish St due to the decrease in space between the buildings.

An increase in traffic and additional demands on the limited parking in the area.