

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 28 August 2025

Item No.

Application Number 142888/FO/2025

Ward Hulme Ward

Description and Address

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.

Cambridge Halls Of Residence, Cavendish Street, Manchester M15 6TT

1. Publicity

Two representations have been received following the Regulation 25 re-notification. One welcomes the retention of the cycle way through the site but requests that the applicant funds safety improvements for pedestrian and cyclists at the junction of Cavendish Street and Higher Cambridge Street via a S106 agreement. The other objects to the application due to the strain the introduction of 2,300 student beds in two high-rise towers would place on local infrastructure, services and social fabric of the neighbourhood. Hulme already has to deal with the consequences of concentrated student housing particularly in the form of increased noise, foot traffic, late night disturbances and litter. The towers would house a transient population with little stake in the long-term well-being of the area.

Councillors Lee Glover and Annette Wright have withdrawn their objections following the retention of the cycleway through the site.

2. Consultees

Greater Manchester Police – No comments other than those stated within the Crime Impact Statement.

Aerodrome Safeguarding - no objection subject to a crane and dust/smoke emissions informatives.

United Utilities – UU have re-iterated their objection as set out in the committee report.

Sport England - has provided advice on how the proposal should meet the likely demand that would be generated for sports facilities/pitches as well as provide opportunities for people to lead healthy lifestyles and create healthy communities.

Highways – Revised servicing arrangements are acceptable in principle and should be conditioned. A Stage 1 Road Safety Audit has been carried out with appropriate recommendations which should be conditioned. Request conditions regarding cycle parking, cycle hire, the final details of the cycle/pedestrian route through the site.

Active Travel England – With regard to the level of cycle parking, ATE requests a comprehensive daily trip analysis and more share targets to accurately capture all development-related movements and their associated modal splits, and a re-assessment of the level of cycle parking. ATE request an active travel route audit. The applicant should contribute to a Cavendish Street/Cambridge Street junction upgrade. ATE welcomes the re-introduction of a cycle route through the site and has made detailed comments regarding the design of the route as well as cycle storage, accessible cycle parking and security/lighting arrangements, which should be conditioned.

3. Director of Planning, Building Control and Licensing

The representations and consultation responses do not raise any new issues and that are not already covered within the Committee Report.

The wording of some conditions requires amendment and a condition preventing doors opening out over footways should be added.