Outlook

RE: Planning application reconsultation - 144791/FO/2025

From [redacted]
Date Thu 08/10/2026 09:50
To Jennifer Atkinson [redacted]
Cc [redacted]

1 attachment (43 KB)
144791 Highways Comments (2).docx;

Morning,

Please find attached the full memo for application 144791/FO/2025 including comments in relation to the most recently submitted information.

For reference please see most recent comments below:

FURTHER HIGHWAYS COMMENTS 8TH OCTOBER 2026:

The following comments still remain outstanding:

PARKING AND ACCESS:

The existing site does not have any on-site parking and is car-free. It is requested that the applicant provide a minimum of 1 disable parking space.

Pedestrian Access:

Plan '3489-PLA-XX-XX-DR-L-0001 indicates that footway widths on both adopted and unadopted footways will be widened.

It is understood that part of the footway will fall within the red line boundary of the site and be the responsibility of the developer. The materials and maintenance should be agreed with MCCs Statutory Approvals Team during the S278 process. A minimum of adopted 2m footway should be in place.

OFF-SITE HIGHWAYS WORKS:

The TS and Plan '3489-PLA-XX-XX-DR-L-0001' indicates that "*Charles Street and Sackville Street layout and materials are subject to further design and coordination*". It is requested that the applicant provide an indication on what type of works are proposed on Charles Street and Sackville Street.

- MCCs Active Travel Team were approached regarding potential proposals on Charles Street. Comments will be shared in due course.

It should be ensured that the developer work with any adjacent sites to ensure that proposals on Charles Street are cohesive.

Please note that a Stage 1 Road Safety Audit will be required for the proposed works on the adopted highway and within the site boundary.

The TS and Plan '3489-PLA-XX-XX-DR-L-0001' indicates that two new loading bays will be installed, one on Charles Street and one on Sackville Street.

- Highways request that a loading bay is installed at Charles Street – as per the existing arrangement on Charles Street rather than lining in order to maintain a clear route for cyclists.

Swept Path analysis is requested of the proposed loading bays.

ACTIVE TRAVEL:

The development will generate a significant amount of pedestrian, cycle and public transport trips (approximately 2,600 two-way trips per day). As such, consideration needs to be given to the current infrastructure and the impacts that may have. Highways requests that the developer contribute to the cost to provide dropped, tactile paving at all arms of each junction/crossing on Sackville Street south of the junction with Whitworth Street.

There are issues related to pedestrian accessibility on Sackville Street, the following interventions are recommended:

- Tactile paving and dropped kerbs at all arms of the Sackville Street / Charles St junction. This would facilitate all pedestrian movements at the junction. (problem identified in Transport Statement Appendix A)
- Dropped kerbs and tactile paving at access to University Car Park (problem identified in Transport Statement Appendix A).
- New uncontrolled crossing point over Sackville St at the existing and future access point into the Sister Development adjacent to the development. This could be delivered as a raised table crossing which would provide an accessible level crossing for pedestrians and also provide traffic calming benefits.
    - It should be noted that the proposed works may affect existing Pay & Display bays and the Traffic Regulation Order (TRO) on Sackville Street. Any removal, relocation, or amendment to the TRO will incur a cost, which will be at cost to the applicant.

CYCLE PARKING:

Cycle Stores:

Highways requests that cycle stores are lockable and covered.

Provision:

The proposed level of cycle parking is 5.7%. Typically, Highways request that PBSA sites provide a minimum of 25% cycle parking.

Consideration should be given to more publicly accessible cycle parking within the public realm.

Delivery Vehicle Parking:

Consideration should be given to cycle parking for delivery riders. It is requested that cycle parking is provided within close proximity of the PBSA reception access points.

Many thanks,

[redacted]

[redacted] (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

[redacted]
Web: http://www.manchester.gov.uk
POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



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Out of Office: Thursday 22nd & Friday 23rd October, Thursday 5th November & Friday 6th November

Annual Leave: Thursday 29th & Friday 30th October

From: Planning [redacted]
Sent: Friday, October 2, 2026 11:06 AM
To: Highways DC [redacted]
Subject: Planning application reconsultation - 144791/FO/2025

Dear Sir/Madam,

This email is to let you know about the following application:

- **Application number:** 144791/FO/2025
- **Description:** Phased development comprising:
  (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and
  (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.
- **Location:** Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB
- **Applicant:** iQ Student Accommodation
- **Ward:** Piccadilly

Regulation 25 - The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
I write to inform you that the above application, submitted on 16/12/2025, for planning permission, in respect of which an Environmental Statement has already been provided, has had further information and/or evidence provided to the Council.

Reason for Regulation 25 notification: A corrected document version for Vol 2 Appendix 8.2 (TVIA) has now been provided

Information regarding this planning application can be viewed via the City Council's website at https://arcusbe.manchester.gov.uk/pr/s/detail/a1DSl000007GQMD.

Could you please let me have your reply as soon as possible. If I do not hear from you by **01/11/2026**, I will assume that you do not wish to comment. You can reply to this email to submit your comments.

Any representations received will be taken into consideration when the application is determined and will normally be made available for public inspection according to the requirements of the Local Government (Access to Information) Act 1985.

If you require any further information, please contact Jennifer Atkinson via email [redacted]

Yours faithfully

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

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