

Comments for Planning Application 132429/FO/2021

Application Summary

Application Number: 132429/FO/2021

Address: Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway Manchester M3 4JW

Proposal: Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concern is the height of this development, which is taller than any building in this area. I feel it should have a maximum of 30 stores to respect and blend into the current residential area based on the following:

- the shadow and light obstruction to Wilburn Basin residential complex
- impact on sunlight to the river Irwell water system and its ecosystem of plants and animals
- Trinity Way road is already a busy road especially at peak times, I am concerned about the affects on traffic, signalling, crossings, pedestrianisation, bike lanes etc as the junction between Trinity Way and Water Street is already a busy intersection which is dangerous for pedestrians
- impact and demand for amount of people who would be requiring groceries from the nearby supermarket which already provides essential food for a lot of Salford residents
- the sites are currently car parks which provide essential parking for many residents in the area who do not have enough parking at their own apartments, where will they park? Where will visitors/tourists park who often use this area to park their car when visiting Manchester or the nearby museum and gardens?
- Transport in this area is already limited, there is no tram stop, nearest being Deansgate and Cornbrook, there is only 2 bus routes and no cycle lanes, the main mode of transport in this area is car. But the roads are overwhelmed as it is, which is a major road used by emergency vehicles because it is the connection between Salford and Manchester, Salford Royal Hospital and Salford Fire station.
- I believe providing such high storey building needs to take into consideration the amount of

residents this will bring to the area and the demand for healthcare, food, waste etc in such a small area of land. Limiting the height of the development not only reduces the number of residents but also increases the quality of life to those who will live in this development to access/use the facilities at lower levels but also adapt and blend into this area of the city which is already surrounded by new apartment buildings