

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I understand your limitations to reject something on the basis of aesthetics for this plot, there is growing resentment felt towards this scheme because it is dull and a lazy rehash of the towers already designed and built around Great Jackson Street. It is good to see this plot being proposed for development but this proposal is seriously lacking in imagination or a 'wow' factor. Why can't materials such as brick and stone be utilised? The developer should be asked to explore this possibility.

From a practical aspect, the design of this development is very poor, as it does nothing to mitigate the feeling that this plot of land is isolated. The developer should be asked to contribute more to create a community (think numerous retail units) and a way of connecting this development to the city centre (a bridge, like a previous proposal for this site). Otherwise, why bother? This development should incorporate podiums to give to this site meaningful street level interaction, and attempt also to create streets within this plot.

As it stands, this development is a missed opportunity and another cynical attempt to profit without contributing to Manchester in a meaningful way.