

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 made comments in support of the Planning Application

Comment Reasons:

Comment: My opinion is that Renaker should construct Manchester's next tallest building on the site of Trinity Islands.

Manchester has had a proud tradition of building big ever since the 87m/285ft Town Hall Clock Tower opened in 1877. Though frustrated by the Great Depression, Lee House was intended to become the highest building in Europe. And when the CIS Tower opened in 1962, it was the tallest building in the UK. Manchester's skyscrapers are now part of its identity, a tourist attraction, and they put the city on the map. To maintain the current momentum in high-rise construction, I think it would only make sense to turn over a new leaf, and build Manchester's new number 1 tallest building.

Previous plans for the Trinity Islands site by Allied London included a tower of about 67 storeys or 213m / 699ft. Renaker should be encouraged to ramp up their tallest building to a similar height.

Manchester is currently enjoying a fantastic construction boom. But no expansion lasts forever. If a new record is not set at the Trinity Islands development, it may not happen for many decades. There will not be another plot of land as suitable as Trinity Islands for a skyscraper of that magnitude. It is a unique opportunity, a question of now or never. I therefore think the Council should emphatically impress on Renaker the desire and benefits of constructing Manchester's new tallest building here.

One could also ask the company to reconsider some of the appealing design features of the previous proposals for the site - sky bridges, elevated podiums for pedestrians, roof top gardens - which have not been carried over to the new plans. Where such design features are deemed too expensive or time-intensive, the new buildings should at least impress by height.