

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: This planning application is completely outrageous. Starting with the fact that the site is located within the Castlefield conservation area, the project seems to completely disregard this fact, while proposing a completely modern and incredibly tall development that ignores the heritage around it. While the area is considered to be suitable for tall development, the heights proposed are exaggerated. As if One Regent wasn't already a tall building in its context at around 30 storey high, this planning application wishes to double that. It will cast and obscure surrounding buildings. It does nothing for biodiversity net gain and ecology, considering its location next to the river Irwell. Also, what happens to the public realm/landscape when it floods? There are no references to SUDs, rain gardens, flood mitigation. Considering the key location of the site, the waterfront public realm should feel like a destination place rather than the resulting landscape of the built form. Furthermore, the proposed landscape likely will become privatised in the future, leaving another blank frontage to the river.

The proposal is a perfect example of "horrendous", horrendous renders that showcase another dry, dead, and car-driven public realm with low quality architecture. Another just for profit scheme in the city.