

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: I am writing to object to the current plans to build the four towers as, if they proceed as is, they will directly affect residents in Wilburn Basin in a detrimental way, especially those residents whose flats face the canal, like myself.

Specifically:

1. Raising towers of at least 39 storeys will effectively block the sunlight to my flat. It would be very different if the plans were about 10 storeys, but this application concerns a minimum of 39 floors. This is too high and the distance from these buildings to mine won't be enough to cover for the shadow. As the sun moves, each building in plots C and D will, in sequence, block any sunlight that reaches our development. We will no longer see the sun, just a shadow and won't be able to use the garden around the buildings in the estate in sunny days.
2. The plans are for 1950 residential units (plus for commercial uses) and this will create significant traffic in a neighbourhood where it is already frequently at a standstill. This will be detrimental to both current residents and those who hope to enjoy living in the area in the future, as well as everyone who passes through already, i.e. the city in general. The numbers are very high as they are in the proposal.
3. Importantly, we have seen that the proposal is for 1 and 2-bedroom flats only. This is particularly worrying as it means the development will not be suitable for families, which is what is needed - no need to expand on that.
4. Noise and disturbance from the commercial units is also a point of concern. If the units play

music our on speakers, our life could be seriously disrupted.

I would like to make clear that the objection is for the current proposal, not for any proposal. One that included townhouses or fewer storeys would be much more palatable.