

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 a resident of One Regent and I have significant concerns that this development will impact the quality of One Regent's residents' lives. One entire wall is facing the proposed development and so my (along with many others) entire view would become blocked with large sky scrapers. The close proximity of the proposed buildings would mean that there was no light entering One Regent as there would be significant overshadowing. After paying increased rent for a view and corner apartment with more light, it is very disappointing and upsetting to find out that this view amenity and light will soon be blocked off. It seems disproportionately excessive and unfair to have such tall buildings built so close an existing building. Additionally, the close proximity of the buildings will mean that One Regent residents lose their right to privacy.

Further, the noise pollution caused by the construction would significantly impact residents' quality of life. Residents of One Regent did not sign up to live on a building site. The dust and air pollution whilst the site is under construction would be most unpleasant to live with and may cause health implications. As someone with medically diagnosed breathing difficulties, it's very concerning to find out that I will be soon living so close to a building site. Should the dust pollution become so bad, it is likely that I (along with many other residents) will have to vacate my property.

As I am sure you are aware, the traffic surrounding the development is already a significant

problem for residents and commuters, and so by adding such a large development to this already very busy area will make traffic completely unmanageable for residents and commuters. There is already a large number of road traffic incidents in this area and so this development would only exacerbate this and increase the risk to pedestrians.

If the development was smaller, it may be more amenable as it would cause less overshadowing, less loss of privacy and it would generate less traffic. Therefore, based on the current proposals, I completely object to the building of this development.