

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Overall I support the redevelopment of the site but I have some specific concerns.

I agree with the developer that the site is neglected and an ideal location for redevelopment.

I agree with the developer that the impact on the local heritage area is minimal. Considering at the moment it's a scruffy car park with overgrown shrubbery the plans would be an improvement.

I welcome the idea of having commercial units on the ground levels. The local area would benefit from this.

I agree that the site is an ideal location for a high density development given close proximity to the city centre.

Concerns -

The road junctions in the immediate vicinity are congested and noisy, which I can vouch for as a resident. I hope the developers can minimise the traffic noise through design solutions. The congestion of the local road system is more difficult to address and is probably outside the scope of this application but does need to be considered.

The car parking provision is insufficient. The documents state roughly around 500 spaces or 29% for nearly 2000 apartments. I understand less provision for residential parking could reduce the local traffic impact, but there is an issue in the locality with insufficient visitor parking leading to inconsiderate parking. Directly opposite the proposed site on Water Street (by the industrial units)

there are always cars parked haphazardly on a small area of land around the electrical substation - until recently they also parked over the cycle lane until physical barriers were installed. Not infrequently cars attract crime and are seen with broken windows. This is probably going to get worse considering the site is itself at the moment used as a car park.

The area is in a flood zone (which is acknowledged in the submission) - the basement car parks need to account for this in design.

There are no GP surgeries in the immediate area. Another 2000 apartments will require additional primary care services. This isn't a reason not to grant planning, more a consideration to be made.

Although a subjective view, the visual design of the site is very similar to other large scale Renaker developments in the local area and not a unique landmark. It's another bland glass tower. Glass overheats the rooms in the summer and loses too much heat in the winter! My personal view is it a missed design opportunity.