

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 objects to the Planning Application

Comment Reasons:

Comment: I have many questions about why this grotesque development is required;

- Need? Renaker are currently building more apartments next to Elizabeth Tower and have further plans at Deansgate Square and in other areas of the city for luxury apartments. I would like some explanation as to why we need more and some reassurance that this isn't just Renaker looking to line their pockets.

- Affordability? With a number of luxury apartment buildings being built across Manchester, we have more than enough provision for luxury apartments whilst affordable housing is at a worrying minimum. With the towers set to overshadow Ordsall and surrounding Salford areas, some of the poorest areas of Greater Manchester and Salford, why isn't there any affordable housing provision?

- Location? The self-storage unit over the road from one of the towers on Water Street was required to not impede a certain height and to be a certain colour in order to not affect the Castlefield conservation area. This plan now wants the tallest towers in Manchester over the road from this, ruining a special area of Manchester and affecting the history of this city.

- Affecting further infrastructure? The Castlefield corridor railway line located next to the development is one of the busiest railway lines in the country and numerous plans have been

created to be able to relieve the pressure. As far as I can tell, this is one of the only parts of the corridor that has vacant space next to it which could relieve the pressure in the throat of the railway line and building a tower directly next to it would remove this opportunity. It strikes me as more important to improve transport infrastructure than build another luxury apartment tower block.

- Environmental impact? Amidst a worsening climate crisis, it seems naive to build more apartments, which may be environmentally friendly, but the processes involved are often not. The current use as a car park allows people wanting to visit Manchester to park on the outskirts of the city and walk/catch public transport in to the centre, reducing impact on the environment. In addition to this, compared to other cities Manchester lacks a reasonable green space in or around the city for wildlife and the public to use. A perfect riverside setting would be a greater draw than another tower block.

- Flood risk? Located next to the River Irwell, which is already at high levels, it appears foolish to build homes next to the river, with the continued environmental crisis and rising water levels. There appears to be no provision to mitigate this risk.

- Design? Will we look back in 10-15 years time and appreciate the design of this building and hope it attracts people to the city? With the exception of Deansgate Towers (which still have their detractors), the vast majority of high rise designs in Manchester are criticised by people in the city and those who visit, and in turn detracts from the great architecture that we don't celebrate enough. In addition, it seems wildly dystopian to build more luxury apartments that will block out the Sun in the morning for those living in the Ordsall area, creating a clear divide in the city socially and economically.