

Comments for Planning Application 143164/FO/2025

Application Summary

Application Number: 143164/FO/2025

Address: Albert Bridge House Bridge Street Manchester M3 5AH

Proposal: Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex.

Case Officer: Angela Leckie

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

My main objection is the proposed height of the 2 residential buildings of 37 and 49 storeys, which is much higher than the proposed office building of 18 storeys.

These 2 residential buildings will be substantially higher than any buildings in the immediate vicinity, substantially reducing the daylight received in my apartment block and near neighbours and dominate the local area skyline.

The proposed huge number of apartments built are likely to cause a large increase in traffic in the area, already struggling to cope especially in rush hour traffic.

At present the area along the river (opposite the proposed development) is a lovely place to sit, enjoying peace and quiet and bright daylight, this will be spoilt by these 2 very tall residential buildings. The reduced daylight will substantially reduce plant and grass growth and cause mould to develop and harm the area habitat.

Please can the height of these proposed 2 residential buildings be substantially reduced in height to be the same height (or less) as the office building of 18 storeys.

Please note the comments above are a copy of a letter I have written to you but I am worried you may not have received.