
Albert Bridge House Bridge Street Manchester M3 5AH: Application No: 143164/FO/2025

From [REDACTED]
Date Tue 07/10/2025 16:13
To [REDACTED] Angela Leckie
Cc S [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi [REDACTED] / Angela,

Location: Albert Bridge House Bridge Street Manchester M3 5AH

Development: 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

Application No: 143164/FO/2025

Application type: Full Application

Thank you for getting back to us, and please accept the following as a formal consultation response.

With regards to the above Planning Application TfGM's Rapid Transit Development Team would like to add the following Informative to any planning approval Decision Notice.

Informative: *The area of public highway included within the planning boundary is identified for the purposes of a future Section 278 agreement with Manchester City Council. This agreement will facilitate necessary highway works associated with the development. Upon completion of these works, the land will be reinstated and returned to its original status as public highway.*

[REDACTED] while during our phone call we agreed a 'reason' isn't required to accompany an informative, because it isn't legally binding, unlike a Planning Condition, TfGM do understand that MCC may wish to provide a wider context to the applicant before adding the informative. If this is the case, you can use the recent August 2025 Bee Network Committee (BNC) paper, which is publicly available, and confirms TfGM's intention to commence a Strategic Outline Business Case(s) in Summer 2026 within, what TfGM are calling, a Northwest Corridor between the Regional Centre and Wigan, Leigh and Bolton. The potential facilitation of the Northwest corridor is a link between the Regional Centre

to Salford Crescent via Salford Central, to progress our assessment work and in seeking a best Value for Money scheme, we require when considering potential routes that the whole highway is available, especially give the relatively narrow nature of the highway within this area.

Please let me know if you need any further information at this stage. I am happy to join a Teams meeting if you feel that may be beneficial.

Many thanks



Senior Strategic Development Manager
Rapid Transit Development
Transport for Greater Manchester
(m) 07884476397

2 Piccadilly Place, Manchester M1 3BG
www.tfgm.com

TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

