

Application Ref.	OTH/2025/1302
Location	Albert Bridge House, Bridge Street, Manchester, M3 5AH
Ward	Not Within Salford
Case Officer	Angela Leckie (Manchester City Council)
Proposal	Consultation request from Manchester City Council for application no: 143164/FO/2025, proposal: Proposal: RECONSULTATION UNDER REGULATION 25 OF THE EIA REGULATIONS - 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.
Recommendation	No Objection

Background

This application relates to land within the administrative boundary of Manchester City Council. Under Article 18 of the Development Management Procedure Order 2015 (as amended), Manchester City Council has formally sought the views of Salford City Council, as a neighbouring authority who may be in close proximity to the development proposal, or on whom there may be impacts as a result of the development. In providing an Article 18 response, the determining authority must consider the views as a material consideration alongside any other consultee.

Site and Surroundings

The consultation site comprises Albert Bridge House, a grouping of vacant commercial buildings ranging from three to eighteen storeys in height. There is also a public car park operated by Manchester City Council via Bridge Street and a separate private car park accessed from St Mary's Parsonage. A small area of public open space known as Albert Bridge Gardens lies to the north-western corner of the plot, adjacent to the Trinity Bridge connecting Salford with Manchester.

Description of Proposal

Full planning permission is sought for the demolition of the existing buildings and the creation of a mixed use development comprising an 18 storey office building (Use Class E (g)) with flexible ground floor uses (All Use Class E(g)) and/or drinking establishments (Sui Generis), alongside two residential buildings rising up to 37 and 49 storeys in height. The proposal will also incorporate public realm enhancements and other infrastructural changes to facilitate the development.

Relevant Planning History

No relevant planning history associated with this development.

Publicity

No neighbour notification was necessary as the application is a consultation from Manchester City Council pursuant to Article 18 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

Planning Policy

Manchester Council will determine the application using their Development Plan policies alongside consideration of the National Planning Policy Framework.

Consultation Responses

Heritage

The proposed development would sit adjacent to the grade II listed Albert Bridge and across the river from the locally listed Mark Addy landing stage and public house. It is considered that the proposed development would maintain the highway and river networks, which these two assets derive their significance from. As such there are no objections on heritage grounds.

Regeneration

When considered from a Salford perspective, the current site is unattractive and impermeable (generally enclosed by poor quality boundary treatment). Access to the river is at a lower level, overgrown, hidden away and attracts anti-social behaviour. Access to Trinity Bridge from the site is also not possible.

There is significant and unsightly surface level car parking on the site.

The proposed development needs to:

- Create a higher level, publicly accessible walkway along the river, which aligns with SCC's recently approved IRP/movement strategy
- Enhance ecology along the river corridor.
- Improve permeability through the site.
- Improve connectivity between Salford and Manchester via Bridge Street and Trinity Bridge
- Create of additional greenspace/urban arboretum, which is needed in the area.
- The creation of an enhanced City Square (connection with Motor Square); and
- Consider the treatment of the building façades.

My main concern is the height of the residential towers, particularly the 49 storey tower and the overshadowing effect on the riverside walk and spaces on the Salford bank of the Irwell. By comparison, the tallest nearby building in Salford is Riverview at 35 storeys. Which already over dominates the adjacent recent developments in the New Bailey estate.

However, it is considered that the octagonal form of the proposed development blocks creates a more balanced massing than rectangular blocks.

Highways

No comment.

Appraisal

The consultation site is situated within Manchester City Centre, directly adjacent to the River Irwell and in close proximity to the St Mary's Parsonage Conservation Area. It is also located within the area covered by Manchester City Council's St Mary's Parsonage Strategic Regeneration Framework and benefits from a previous planning application (ref: 135834/FO/2022) for which the Planning and Highway Committee resolved to grant permission for high-density mixed use development, subject to the completion of a Section 106 agreement. However, an internal search suggests that Salford City Council was not formally consulted on that application.

Given the nature of the planning application, the proposal is accompanied by a comprehensive set of supporting documents, including an Environmental Statement whose scope was agreed in advance through consultation with Manchester City Council. Salford City Council has no representations to make on this matter, noting that any environmental issues excluded from the Statement have been considered in the submission of separate reports. Furthermore, it is acknowledged that the Environmental Statement has been updated to include revised photomontages and accurate visual representations

from surrounding locations, including verified views from within Salford's administrative area. The number and placement of these viewpoints from key receptors within Salford are agreed.

With respect to placemaking, the planning application is accompanied by a suite of documents that aim to demonstrate the proposal's compliance with both local and national planning policies, specifically highlighting its alignment with the objectives of the St Mary's Parsonage Strategic Regeneration Framework.

It will therefore be for Manchester City Council as the deciding authority to consider whether the proposal is policy compliant. However, from the City of Salford's perspective, the following comments are made.

Salford City Council's Conservation Officer has raised no objections to the proposed development, noting that the significance of nearby locally listed and designated heritage assets within Salford would not be materially affected.

Salford City Council's Regeneration team has expressed concerns as detailed above. The Local Planning Authority therefore urges careful consideration of these impacts to ensure that the development supports, rather than detracts from, the vitality and attractiveness of the riverside environment, as well as the local distinctiveness that both City Councils are striving to create.

Recommendation

No overall objection subject to the matters highlighted above being taken into full consideration in the determination of the application.

Document Approval

Report Author	██████████
Date	23.09.2025
Reviewer	██████████
Date	24.09.25