

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: I absolutely oppose this development of the Albert Bridge House.

The newer proposed development (previous 135834/FO/2023) differs dramatically from this application

- There are three buildings as opposed to two
- The number of residential units have doubled
- The taller tower is 4 stories higher than the previous application and considerably taller than the Civil Justice Centre and the taller of the Affinity Living apartment block

I objected to the previous application as

- I didn't think the space could support the volume of people
- I did not understand why such a tall tower was adding anything architecturally to the area where we already have the Lowry Hotel, the People History Museum and the Civil Justice Centre. All of which will be overshadowed by the development
- No affordable living units are detailed

These objections still apply. I attended the 'consultation' at PHM but none of my questions could

be adequately answered. Additionally, the consultation at PHM was not adequately advertised and communications were poor resulting in a low attendance.

I don't believe I have managed to allay any of my concerns though reviewing the documents

There are no additional services to support these resident

- GP
- Dentist
- Supermarket, grocery stores

Vehicle access

- I understood the Bus Stops were to be moved as part of the A34 development but this may be impacted by this development
- There is no designated area for taxi pickup/drop off or for supermarket deliveries
- No designated area for visitor access prior to using the NCP car parks (mostly in Salford)
- No designated area for delivery services such as Amazon and food delivery
- Refuse trucks requiring full access is proposed from Bridge Street
- Increase of vehicular access will impact the already congested area of Bridge Street and Gartside Street
- Only 7 disabled spaces for over one thousand residents

Bicycle access

- No suggested route of bike access by the residents
- Additional traffic from delivery services

Public services

- The implication is that the existing water services can support this development
- How often will the water services (sewer and water runoff) need maintenance?

Waste Management

- The figures do not appear to reflect the amount of waste paper and cardboard generated by deliveries, especially Amazon

Environmental and landscaping

- The buildings are close together. There will be a wind tunnel impact regardless of the quoted reports
- I understand that the space between the edge of the building and the river is only eight meters.
- How does this enhance the riverside walkway everyone proposes to support
- I could not find who takes responsibility of the river wall. I understand it is the development to maintain the river wall and keep the vegetation at bay

Aesthetics of the development

- Almost 100 photos showing what it will look like but nothing to show how it will look from Leftbank Apartment, Albert Bridge or New Bailey. It is going to have a big impact on these areas and change the outlook from all these angles.
- I believe I will lose the view of Manchester Cathedral, down the river, which was a selling point of my apartment.
- Proximity of the buildings to each other is minimising the amount of public space and potential landscaping