

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The design and overall height of the development is out of keeping with the area - the nearby historical buildings on Bridge Street, St Mary's Parsonage and Deansgate - 49 and 37 storeys will dominate the skyline of the area.

The size of the plot is quite small for three buildings and the proposed public realm - I no longer see reference to there being a 'park'.

The area is already congested with one way traffic and a bus gate - the development has parking provision so will increase traffic in the area. Work to provide access and drainage for a development of this size is likely to cause significant disruption during the construction phase.

The height of the development is likely to cause a significant loss of light casting shade over the Piazza, Bridge Street and Trinity Riverside.

There will be significant impact on local Primary Care, NHS hospitals, school provision by a development of this size.