

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: Dear Sir/Madam,

I wish to object to the above planning application on the following grounds:

1. Excessive Height and Scale

The proposed residential towers of up to 49 storeys, together with a separate 37-storey block, are wholly out of scale with the surrounding area. Such large structures would dominate the skyline, overshadow neighbouring buildings, and significantly alter the character of the Deansgate Ward and adjacent conservation areas.

2. Loss of Residential Amenity

The development would result in considerable loss of light, privacy, and outlook for existing residents in nearby properties, including those at Chapel Street and surrounding apartments. The scale and density proposed would also create a sense of overbearing for neighbouring occupiers.

3. Traffic, Parking and Congestion

Despite provision for car parking and cycle parking, a scheme of this magnitude will inevitably generate substantial additional traffic, delivery vehicles, and service access movements. This will put further strain on already congested routes around Deansgate and Bridge Street, harming both road safety and air quality.

4. Impact on Infrastructure and Services

The scale of residential and commercial use proposed will place unsustainable pressure on local infrastructure, including public transport, healthcare, education, and utilities, none of which appear adequately addressed in the Environmental Statement.

5. Inadequate Public Realm and Amenity Provision

While the application refers to landscaping and roof-top amenity, the overall scheme provides very limited usable public or green space compared to the scale of development. The increase in population density will not be matched by sufficient open space, leading to poor quality of life for future residents.

6. Cumulative Development Impact

This part of Manchester is already subject to multiple large-scale developments. Approving this application risks unbalanced over-development, eroding the historic and architectural character of the area.

For the above reasons, I strongly urge the Council to refuse this application.