

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 have serious concerns regarding the negative impact these proposed buildings will have on the surrounding community, including my own property

The proposed structure's height and bulk will significantly reduce the amount of natural daylight received by nearby homes.

The inclusion of bars and retail units at ground level will result in a substantial rise in foot traffic, delivery vehicles, and late-night activity. The likely increase in noise, particularly during evenings and weekends, will severely impact the peace and amenity currently enjoyed by residents. This is of particular concern given the potential of late-night operating hours commonly associated with hospitality venues. We already have to endure loud music from MOJO into the early hours of the morning along with late night foot traffic over the Trinity Bridge.

The combined effect of reduced light, noise pollution, and potential overcrowding will almost certainly affect the desirability of surrounding properties. This development risks devaluing homes in the immediate area, including mine, due to the diminished living environment it will create.

The scale and design of the proposed buildings appear incongruous with the surrounding architecture. This raises concerns about overdevelopment and a lack of sensitivity to the area's character and heritage.

For the reasons stated above - particularly the loss of daylight, increased noise, overshadowing,

and the potential devaluation of nearby homes - I respectfully urge the planning authority to refuse this application in its current form.