

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: Good afternoon

I am concerned about the proposed developments directly across the river from my home at The Bridge Apartments. These are 37 and 49 storey tower blocks which will affect our daylight. The blocks are too tall, too close to the river and will overshadow and block daylight to our small development as well as to The Lowry Hotel.

The inclusion of restaurants and bars will add extra noise to the area. There would need to be strict regulation of noise particularly from a rooftop bar and noise not allowed to 'spill into the public realm'. We currently suffer from noise from further afield.

The hours of building works will also impact those of us living in the building and those working from home. We would need to be assured that work times will be limited to 9 to 5 p.m. and not at all at weekends. Builders would need to be asked to not shout and sing loudly as has happened currently on occasions from Alberton House. The roof top plants will need to be monitored to ensure motors are not droning night and day.

I am also concerned that many of the proposed apartments will be left empty due to reduced demand. Can you inform me of the current occupancy of the existing residential buildings on both sides of the river?

Yours sincerely

[Redacted]