

Dear Planning Service,

RE: Planning application 143164/FO/2025 consultation

I am writing to provide the comments of the City Centre Growth & Infrastructure service in relation to the planning application submitted by Oval Real Estate for the redevelopment of the Albert Bridge House site, located at the junction of Bridge Street and St Mary's Parsonage.

The revised proposals, increase the residential density to 800 new homes whilst also delivering a 17-storey office building offering 250,000 sq. ft of modern workspace alongside this.

The proposals remain broadly aligned with the principles of the SRF which was approved by the Council's Executive in 2020 following public consultation. This set out the vision to bring forward mixed use development, revitalising underutilised or redundant sites.

This scheme has the potential to provide a range of benefits to Manchester, including:

New housing supply: The addition of 800 apartments will help address the city's growing demand for high-quality urban living, particularly in a location with excellent transport links and amenities.

Economic growth: The provision of Grade A office space will support job creation and attract new businesses, contributing to the continued vitality of Manchester's economy.

Urban regeneration: The scheme will transform a prominent but underutilised site into a vibrant, mixed-use destination, enhancing the character of the St Mary's Parsonage area and improving the riverside frontage.

Sustainable development: The residential and commercial development proposed represents a significant improvement in the sustainability and carbon footprint from the historical development within the site.

The proposals provide an interesting interpretation of new public realm led by green infrastructure which is consistent with what we would encourage.

Given the scale of development proposed, the need exists to ensure that the public realm and regeneration at Albert Bridge House, knits with the wider area. There is the

opportunity to connect the various development sites within the St Marys' Parsonage area with a cohesive approach to public realm. This represents an opportunity to maximise the impact and value of the proposed development, providing an enhanced setting and addressing opportunities to enhance active travel movement, access to public and green spaces and increased opportunities for activation.

We believe if integrated correctly this development will make a positive and lasting contribution to the city's skyline and urban fabric that aligns with Manchester's strategic growth ambitions.

Yours sincerely,

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**Development Coordinator
City Centre Growth & Infrastructure
Manchester City Council**