

# 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 am very concerned about two very tall buildings going up less than 20 m from my home. [REDACTED] apartments across the river and I am very concerned about:

1) Noise and disturbance both during and after construction. Construction needs to be considerate of neighbours and be carried out from 9-5 and NOT at weekends. After construction, I am very concerned about cafes/restaurants and retail spaces being right on the river front just a few metres from our homes. It is important that such spaces are maintained indoors to reduce noise levels and music etc. should not be allowed. The paperwork specifically states that these will 'spill into the public realm' which is unacceptable. We are already disturbed by noise from Motor Square bars which is further away than the proposed development. These should also not be allowed on rooftop areas.

2) Loss of natural light (overshadowing). The two proposed blocks are too close to the river and our homes will be overshadowed for more of the day. This would affect mood, heating costs and the value of our properties. It would be far better if the buildings were less tall and if the taller buildings were set further back from the river i.e. towards the town side (where the office block is proposed). Our building is 11 stories and the 37 and 49 storey proposed buildings will completely

dominate and change the area. They are far too tall to be so close to the river.

3) Privacy. People in the buildings opposite our homes are likely to be able to see directly into them.