

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:I have reviewed Oval's plans for the development online. Whilst I agree with renovating and/or removing the current building occupying the site, I do have some concerns with the height of the proposed development and whether this will cast a shadow over the majority of Deansgate during the daytime. Manchester at the moment makes sense where significantly tall skyscrapers are not built in the middle of the city centre but we should be careful to avoid blocking out the sun or darkening the view of the city during the day. On the other hand, I am pleased that the site is being developed and I hope that they make good use of the area and leave a good amount of space for the public to use.

Manchester city centre does need more green space so this element is a positive.