

Comments for Planning Application 135675/FO/2022

Application Summary

Application Number: 135675/FO/2022

Address: Tariff Street Manchester

Proposal: Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site

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:

Heritage: Significant impact upon the setting of a Grade II* Brownsfield Mill (Avro) through completely eliminating any visibility of the asset and its connection to the Northern Quarter. (Caused by Block 2)

Wind: Application causes areas which are actually classified within the wind report as being 'unsafe', within a seating area of public realm and completely undermines the intended use of neighbouring gardens/green space (Public realm at Port Street and Garden at Avro would no longer be suitable for seating)

SRF: Removal of public realm, additional unit and height (Block 2) added and a shift in arrangement of the units to that proposed in the SRF

Daylight/Sunlight: Significant loss of light (34%) to neighbouring residential units caused by inclusion of Block 2

Port Street Development Design: Removal of public benefit which was given significant material weighting in the planning balance, and integral to offsetting harm to heritage assets. The inclusion of Block 2 will eradicate this public benefit and undermine the viability of the Port Street application.