

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:I am objecting to the scheme. The design of the building facing onto Tariff Street completely encloses the corner of the site which is at odds with the SRF's from 2016 which kept this corner open to allow the aspect to continue through the Port Street Site. Also this building is shown as 12 storey's high with a single staircase which will not be acceptable in the fire design for gateway 1 and 2 reviews. All buildings of this height need two staircases for means of escape. I suggest the scheme is modified to show how dual staircase scheme can work which will have an impact on the design and floor plans. We have commissioned our own sunlight and daylight study which will be responding to this separately as the scheme as design affects AVRO severely.