

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 and Block 2- 12 storey building (comprising of 267 dwellings in total), with ground floor commercial units (Use Class E), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building 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: Whilst i welcome the development of this site, it must be rejected in its current form.

The proposal goes against the Piccadilly Basin SRF in that the proposal is too tall for this site.

The sightline of grade 2* listed Brownsfield Mill (AVRO) from the Northern Quarter up tariff street will be destroyed. The replacement view will be of a dull uninspired building of zero architectural merit (block 2).

The proposal includes a building (block 2) in an area that will impede the natural flow up Tariff street and onwards to Ancoats as envisaged previously past the Port Street development and AVRO.

Block 2 will impinge on residents of AVRO's right to light, and undoubtedly result in action being taken in this regard as the planning applications daylight and sunlight report omit this fact.

Please do the right thing and send this one back to the design table. The area needs developing, but it needs to be done right, we get one shot at this!