

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 continue to object to part of this planning application, specifically, the erection of Block 2. The proposed amendment does nothing to address the objections I raised back in December 2022. The reduction of the height of the building by 2.7 meters doesn't deal with the significant problems it causes to the Avro residents.

Block 2 goes against the Piccadilly Basin SRF design and provisions as well as the design of the Affinity Living Port Street development that was recently approved by the MCC planning committee. In particular:

- The land on which the application proposes to build Block 2 is partly urban grid according to the Piccadilly Basin SRF.
- The recently approved Port Street development clearly stated the intention to build a pedestrian and visual corridor connecting Great Ancoats Street with Tariff Street and the city centre. If Block 2 is allowed to be built at its proposed location it would completely block this corridor.
- The Piccadilly Basin SRF stipulates the erection of one building up to 10 storeys on Tariff Street close to the Rochdale Canal. Contrary to this, the proposal suggests the erection of a second building (Block 2).
- If Block 2 is allowed to be built it will completely block south-western (city centre) views of Avro creating a disproportionate in size and height encapsulation of a historic grade II listed building.
- Block 2 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).

- Block 2 will have a material and disproportionate impact on the provision of daylight and sunlight to the Avro apartments on the annex side of the building. Please note that the apartments on the annex side do not get any direct sunlight in the morning hours since they are in the shade of the main Avro building. The only time of the day these apartments get any sunlight is during the afternoon. Block 2 will completely block sunlight to these apartments. The revised daylight & sunlight report, which acknowledges significant loss of light (34%) to neighbouring residential units, completely omits this point.

As a general comment, the difference in the protections afforded to historic (grade II listed) buildings between the Piccadilly Basin SRF and the Former Central Retail Park SRF is scandalous given their proximity (only separated by Great Ancoats Street) and similar importance of the historic buildings in the area. Given the very negative impact of the recently approved Port Street development to Avro, allowing this application's Block 2 to go ahead will have a devastating effect on the lives of Avro's residents.