

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:I wish to object to part of this application specifically the element described as Block 2 being the 12 storey building. I have no in principle objections to the remainder of the scheme described as Block 1 although I would comment that its footprint should extend to Brewer Street to provide a comprehensive scheme of the site fronting Port Street, Brewer Street and Tariff Street and backing onto the Affinity Living Scheme.

In respect of Block 2 the 12 Storey proposal contradicts the policies in the Piccadilly Basin SRF and the recently permitted Affinity Living scheme in Port Street.

I consider the impact on the Grade 2* Brownsfield Mill (Avro) is significant rather than the underplayed impact presented by the applicant.

This impact related to the reduction in natural daylight and direct sunlight to all of the rooms facing the Tariff Street site all of which are Living Rooms or Bedrooms is significant due to the height of Block 2 which will effect even the higher levels at Avro and make the lower floors extremely dark. The other impact is that Block 2 will totally obscure the view of this listed Building from Tariff Street which currently forms a 'book end' of the street scape of the traditional former industrial buildings running from Dale Street to Jacksons Warehouse and then onto Avro.

The site lying between the proposed Block 2 and the Rochdale canal is designated in the SRF to be 10 storey. Assuming this goes ahead and Block 2 is permitted Avro will be totally enclosed further impacting on the natural light and the aspect to Avro referred to above. This adjoining site is far more appropriate for the proposal in the SRF.

Block 2 is 'over development' and appears to be included fill in a gap and maximise value to the developer to the detriment of the neighbours and the local amenities.

The site of Block 2 is designated as public open space in the Piccadilly Basin SRF also the Port Street proposal also states the intention to create a pedestrian and visual corridor from Great Ancoats Street and the City Centre which i consider to be a significant improvement which will benefit local residents. If permitted Block 2 will prevent this policy being implemented. With the recent traffic calming measures in Tariff Street the creation of this corridor will create an enhanced link from Ancoats/New Islington to both the City Centre and Piccadilly Station improving road safety for pedestrians and cyclists by separating from the busier route of Port Street.

Whilst the removal of Block 2 will reduce the number of units by 56 these and conceivably more units can be accommodated on the site between Block 1 and Brewer Street.

I would therefore seek refusal of the scheme on the basis that is is resubmitted solely in respect of the development of Block 1 (possibly the site fronting Brewer Street) and for the site of Block 2 designated as public open space and pedestrian corridor as designated by the SRF and the Port Street scheme.