

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 object to part of this planning application, specifically, the erection of Block 2 - 12 storey building. It 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 it is proposed to build Block 2 is partly public space 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) at 12-storeys height.
- 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 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 submitted daylight & sunlight report 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.