

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Calling this a "mobility hub" instead of what it is (a multi-storey car park) is disingenuous.

I am voicing my strong objection to this application because it is in direct contravention of the following policies:

- MCC's declaration of a "Climate Emergency" declared in 2019, where the city council committed itself to reducing carbon emissions in the city. How is building a new multi storey car park in line with these ambitions?

- The recently-approved City Centre Transport Strategy's main vision is for a "zero carbon city centre", which this proposal goes against. More specifically, this application contradicts CCTS's vision to "deliver a net-zero carbon transport system", and to reduce the number of car journeys as a proportion of total journeys from 21% in 2019 to 10% in 2040. In the consultation for this document, TfGM revealed that "90% of respondents identified air quality as an important issue", while "48% of respondents felt that cars.... had too much space in the city centre".

- Your own ambition is for 12,500 car parking spaces to be removed from the city centre by 2040. This will only add to that total, so I assume you will be closing several city centre car parks should this one be approved? If so, I believe the city council has a duty to notify the public on which car parks are planned to close before this new one is approved, in order for the council to remain committed to its CCTS.

- This proposal is directly in contradiction with Core Strategy Policy T1 ("to improve choice by developing alternatives to the car", as well as point 8.45 in the same document ("it is vital that the City Centre is a focus for activity as this presents the greatest opportunities to reduce car use due to the availability of public transport alternatives").

Ancoats is a well-connected area, with several bus routes and Metrolink stops nearby - as well as being easy walking/cycling distance to both the city centre and large parts of east Manchester. The city council is bound by its own policies to reduce car use in the city centre, to achieve their own goal of a zero-carbon city by 2038, and to meet their own CCTS and Core Strategy objectives.

Thanks



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Name: Not Available

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Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a car park. Just be honest about it. A place to park hundreds of cars.

On 10 July 2019 MCC declared a climate emergency. The aim being for the city to become carbon neutral. But we are, looking at another proposal that makes driving, a key source of carbon dioxide emissions, easier. Making driving easier produces more pollution. Enabling more pollution during a climate emergency is not a logical position to hold.

If it only accepted electric vehicles and no others, it might be more palatable. But it doesn't. It accommodates petrol and diesel vehicles. But even electric vehicles use a great deal of energy to move around - energy whose production releases carbon dioxide into the atmosphere.

We do not need car parks for the able-bodied in the city centre. Car park locations should be restricted to areas outside the ring roads, and facilities provided for their users to gain access to the city centre by walking, cycling, or public transport.

The message needs to be loud and clear - we want to reduce carbon emissions, so don't use cars unless you absolutely have to. And if you're able-bodied and want to drive, you can't do it in the city centre. If you want to pollute Manchester, you can't. Tough.

Do not allow this car park to be built.

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Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the phrasing in this application. To call this development a mobility hub does not meet the criteria for the case. It is in reality an application for a modern-day retail car park based in an area of intended development.

On referring my to the gomocouk website there are major elements missing for it to be a Mobility Hub.

These are:

- 1) It is not linked to regional rail or tram and very limited bus.
- 2) There are no links to recognised walking and cycling routes.
- 3) As clearly indicated in the proposal the idea is to let the car spaces to local residents and businesses. This will not facilitate commuting car drivers to exchange to other forms of transport.

Please return this proposal and reconsider if it comes back as a retail car park.

I believe true mobility hubs are a good idea for Manchester and would suggest that they are located further from the city centre.

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Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Calling it a mobility hub got me a bit excited but it's nothing and no provisions to what I see is catering for a disabled person that desperately needs a secure car park for my disabled vehicle but sadly will not benefit my needs is the slightest

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Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 8 stories (circa 24metere) feels to be very intuitive and out of keeping with the height of other current building in this area.

As a city in the throws of a climate emergency, inviting 408 cars into the area seem counter productive. This is the wrong way to bring income into the city. The health of the people of Manchester should be considered. Stop buying land for building car parks in Manchester.

In addition, this area currently contains an amount of green space called Ancoates Green. As the Council peddles off the city to developers, this kind of space is becoming rarer and rarer. As a result of less green space in the city, more and more local people require this space. Swapping carbon reducing spaces for polluting car parks is not the way to go!

This area would be better served providing needed green space for the local community.

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Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There will be a significant increase in pollution already high in this area which will have a negative and harmful impact on local residents, children, animals and wildlife. Especially considering the close proximity to the public park.

There is also no evidence that the cars already scattered across our streets will use this car park therefore more cars and traffic will be attracted to our area adding to the pollution, street crime and vandalism we are already experiencing throughout our area.

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Address: Not Available

Comment Details

Commenter Type: Member of the Public

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Comment Reasons:

Comment: Not very environmental, more parking promotes more driving into city centre and we already have dangerous levels of pollution.

This is right beside one of the cities few green areas which is already ignored.

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Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use the area for dog walking everyday. I along with several dog walkers are devastated that we will lose a portion of much sought after green space to commuters from outside the city. I do not see the need for more car parks in the area as there are several surface car parks a stones throw away that are not full on weekdays (I have seen first hand evidence that people will seek out free spots rather than pay for multistorey car parks). Other green spaces will soon be built on too and this green edge of the city will be lost forever... I don't see how a car park that makes it easier for people to drive into the centre can be marketed as a sustainable? It seems so short sighted to build a car park within the proposed clean air zone? Yes 150 Cycle parking is needed yet its too far from the city centre to be actually useful? It would take 10-15 minutes walking from here and I just think people will go to the city centre and park their bike in other facilities rather than get off and walk? Granted development is needed here as there needs to be some natural surveillance as this park is frequented by drug users but surely not a car park!! Please don't develop this site into something that will be obsolete in the future but instead invest in public transportation adding accessible tram stop or a park and ride outside of the city centre. Or better yet more green space and children play park that can be used by the increasing number of families moving to the area.

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Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The term mobility Hub is misleading as the primary use will be as a car park. There are no connected cycle routes to the hub and no direct public transport links. The location of the hub will not be useful to cyclists as logically they would not park their cycles there and walk in. They are more likely to cycle to their final destination. The additional uses have been jammed on to sound more conscientious and considerate when in fact they are misleading and not truthful. As such, I will hereby refer to the Mobility Hub as 'car park' or 'the car park'.

In my opposition, I refer mainly to the proposal's close proximity to the area of Ancoats Green, a public park and green space with natural habitats for many endangered species such as hedgehogs and bats and a well used and loved area by local residents.

Firstly, the car park will have a negative effect on amenity.

Loss of direct light, sunlight and/or natural light in the area will negatively affect the growth of vegetation, plants and natural habitat of protected species.

There are 2 established large cherry trees in Ancoats Green that will be impacted negatively. This year there have been less sunny, clear days and the fruit trees have not borne as much fruit. Both locals and wildlife eat and use the fruit year on year and an 8 storey building will permanently

place the 2 cherry trees in permanent shade. This will have lasting negative effects on the local residents and endangered species such as bats. Their food sources will be affected. The addition of over 400 vehicles and the extra light pollution this will cause, both from the building and the vehicles, in such close proximity to the park will negatively effect bats and birds that live and nest in the area. Light pollution will affect the bat's hunting ability and their nesting sites. Bats are a protected species. Suggest the impact is measured and assessed by a bat survey and if required a European Protected Species License should be acquired.

Loss of light - residents use the leisure space of Ancoats Green to enjoy the light and an 8 storey building will significantly reduce light levels and residents right to light. It will also have a negative / adverse visual impact on the area due to the height of an 8 storey building so close to a green space. 8 storey buildings would be an over development of the area which is currently predominantly 2-3 storey dwellings and at most, occasional/sparse 6 storey dwellings.

There will be a significant Increase in Pollution in the area. The measurements taken note a 'negligible increase' in pollution in the area from the addition of 400 vehicles using the car park. However, this measurement has been taken in relation to the already poor and harmful levels of pollution in the area and so is not a fair representation of the impact. Plans should provide a reduction in the pollution in the area given its close proximity to a public park. Suggest another, independent pollution survey should be taken to measure the actual impact on health from additional pollution and vehicles in the area. Any addition of pollution will have a negative and harmful impact on local children, residents, animals/wildlife, especially considering the extremely close proximity to the public park. The car park has capacity for 100% electric vehicles but is not answerable, dedicated or made any commitment to meeting a 100% electric vehicle target.

Despite noting the car park will have resident parking and provide parking for existing commuter vehicles that are scattered on the streets, there is no evidence that those cars parking on streets and not paying for Parking will use the car park. Instead it will attract cars not already parking in the area and more vehicles will use the car park, adding to the pollution.

The car park will bring additional commuter vehicles to the area, increasing traffic very close to a public park, an area where children play and dogs run. This causes a safety concern for highways and risk of accidents. A survey and risk assessment should be created to assess the risks. The additional use of delivery vehicles using the area will also add to these safety concerns.

There are serious security concerns as the area is already rife with petty crime, smashed glass from vehicle break ins and drug use. The Car park will attract more crime and antisocial behaviour

because there will be no manned security or concierge on site, and the potential opportunity for criminals to congregate, use drugs or break into cars will be high.

An 8 storey car park will not fit with the character of the local area. A Car park directly next to a public green space is incredibly detrimental visually as well as detrimental to public safety, health and wellbeing, noise and disturbance from the vehicle and engines, additional traffic in the area and 8 storeys is incredibly over-bearing and out of scale.

Public protection and responsibility has been ignored, as well as wildlife and green space protection policies.

There has not been adequate assessment of other potential sites for a multi-storey car park and the only street considered has been Portugal street. I argue that there are better placed sites in Ancoats and New Islington for a multi storey car park and that more sites should be considered

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Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why are you removing more GREEN SPACE!!!

This is ridiculous, Manchester is growing with large swatches of industrial land available yet you want to remove more open area land for people to get outside.

It's our only outlet, soon there will be 1000s of people cramped into Islington marina with that being the only place to go, are you not a labour council, a council for the many not the few??

There is no wonder the Tories are gaining votes from red counties, you no longer value the working class!!

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Comment Reasons:

Comment: The term Mobility Hub is misleading as the primary use will be as a car park.

There are no connected cycle routes to the hub and no direct public transport links. The location of the hub will not be useful to cyclists as logically they would not park their cycles there and walk in. They are more likely to cycle to their final destination. The additional uses have been added on to sound more conscientious and considerate when in fact they are misleading and not truthful. As such, I will hereby refer to the Mobility Hub as 'car park' or 'the car park'.

In my opposition, I refer mainly to the proposal's close proximity to the area of Ancoats Green, the only NATURAL green space in the area. It is a natural habitat and home for many endangered species such as hedgehogs and bats. It is also well used green oasis in an area where green space is slowly being eroded by excess development and an area loved and used by local residents. Although probably not relevant to the future but if a situation similar to Covid should occur again this space is a vital amenity and its atmosphere should not be eroded for that reason alone

Firstly, the car park will have a negative effect on amenity.

Loss of direct light, sunlight and/or natural light in the area will negatively affect the growth of vegetation, plants and natural habitat of protected species.

There are many established trees including 2 large cherry trees in Ancoats Green that will be impacted negatively. This year there have been less sunny, clear days and the fruit trees have not borne as much fruit. Both locals and wildlife eat and use the fruit year on year and an 8 storey

building will , place the 2 cherry trees, in fact most of the park in permanent shade.

This will have lasting negative effects on the endangered species such as bats. Their food sources will be affected. The addition of over 400 vehicles and the extra light pollution this will cause, both from the building and the vehicles, in such close proximity to the park will negatively effect bats and birds that live and nest in the area. Light pollution will affect the bat's hunting ability and their nesting sites. Bats are a protected species. Suggest the impact is measured and assessed by a bat survey and if required a European Protected Species License should be acquired.

Loss of light will also greatly impact on the residents use of the leisure space of Ancoats Green , an 8 storey building will significantly reduce light levels and residents right to light.

It will also have a negative / adverse visual impact on the area due to the height of an 8 storey building so close to a green space. 8 storey buildings would be an over development of the area which is currently predominantly 2-3 storey dwellings and at most, occasional/scarce 6 storey dwellings.

There will be a significant Increase in Pollution in the area.

The reasoning behind the car park is that it will draw vehicles from the city centre and the congested Ancoats area, which it may well do but to the detriment of the immediate surrounding area

The measurements taken note a 'negligible increase' in pollution in the area from the addition of 400 vehicles using the car park. However, this measurement has been taken in relation to the already poor and harmful levels of pollution in the area and so is not a fair representation of the impact. Plans should provide a reduction in the pollution in the area given its close proximity to a public park.

Suggest another, independent pollution survey should be taken to measure the actual impact on health from additional pollution and vehicles in the area. Any addition of pollution will have a negative and harmful impact on local children, residents, animals/wildlife, especially considering the extremely close proximity to the public park.

The car park has capacity for 100% electric vehicles but is not answerable, dedicated or made any commitment to meeting a 100% electric vehicle target.

Despite noting the car park will have resident parking and provide parking for existing commuter vehicles that are scattered on the streets, there is no evidence that those cars parking on streets and not paying for Parking will use the car park. Instead it will attract cars not already parking in the area and more vehicles will use the car park, adding to the pollution and traffic levels in the area

The car park will bring additional commuter vehicles to the area, increasing traffic very close to a public park, an area where children play and dogs run. This causes a safety concern for highways and risk of accidents. A survey and risk assessment should be created to assess the risks. The additional use of delivery vehicles using the area will also add to these safety concerns.

There are serious security concerns as the area is already rife with petty crime, smashed glass from vehicle break ins and drug use. The Car park will attract more crime and antisocial behaviour because there will be no manned security or concierge on site, and the potential opportunity for

criminals to congregate, use drugs or break into cars will be high.

An 8 storey car park will not fit with the character of the local area. A Car park directly next to a public green space is incredibly detrimental visually as well as detrimental to public safety, health and wellbeing, and disturbance from the vehicle and engines, additional traffic in the area and 8 storeys is incredibly over-bearing and out of scale.

Public protection and responsibility has been ignored, as well as wildlife and green space protection policies.

There has not been adequate assessment of other potential sites for a multi-storey car park and the only street considered has been Portugal street.

I argue that there are better placed sites in Ancoats and New Islington for a multi storey car park and that more sites closer to major commuter routes and public transport links should be considered and NOT a site adjacent to a public green space and a long established residential community

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Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this development, as a frequent user of Ancoats Green, this new development will restrict use of the leisure space and safety for my dog as well as other dogs and children using the park. As one of the only remaining green spaces in Manchester City centre it would be shame to ruin this with a tall car park restricting the sunlight for the surrounding trees and green space which in effect does not support our climate change commitments. There will be increased pollution and, there are already many car parks in the surrounding area which are not heavily used as drivers prefer to park on the street for free instead so I don't understand how this development will appeal. Also due to permanent working from home arrangements for many employers, there are less people visiting the city centre therefore this car park and many other surrounding car parks may not fully be utilised so this may seem like a pointless development with no positive impact for local residents. L

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Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the grounds that: (a) the strategic justification is unsound; (b) the operation and management statement does not address key issues raised in the crime impact statement; and (c) the design and access statement fails to adequately address foreseeable inclusion and accessibility issues. My partner and I are regular users of Ancoats Green and members of the local community.

Strategic justification: Mobility Hub is a euphemism for multi-storey car park with bike lockers. The Strategic Justification and Guiding Principles document is a case study in greenwashing and contains unevidenced claims (e.g. forecast reduction to car journeys on page 2). The use case for the Cycle Hub is unconvincing. The place-based rhetoric in the Strategic Justification and Guiding Principles document does not reflect community use of areas adjoining the site and concerns about the development.

Operation and management: The Operation and Management Statement is deeply concerning. The Crime Impact Statement notes that vehicle crime in the area is high, accounting for 45% of all crime in the area. The Crime Impact Statement suggests that the development is acceptable if it addresses issues raised in Section 3.3, including that staff should be present throughout the day to conduct regular patrols. However, the Operation and Management model is premised on outsourcing management to a 'strategic delivery partner' who will provide a 'digital delivery platform' that will be the primary user interface for all mobility functions. Assuming that staff presence in the Delivery Hub and commercial unit will address the need for regular patrols throughout the day seems naive at best. Adjoining sites are widely known to be used for illicit drug

use, with no police presence or intervention, and evidence of vehicle crime is widespread in the local area. Staffing is not addressed in section 8.6 of the Design and Access statement.

Inclusion and accessibility: The Design and Access Statement provides insufficient detail regarding the 'digital delivery platform' and does not mention evaluations conducted to ensure accessibility for all residents in the local area. Indeed, the digital platform is not mentioned in any section of the Design and Access statement pertaining to inclusivity. The assumption regarding the desirability and accessibility of this model seems to rest on the belief that this local area serves a community of young, wealthy residents who are part of a recent wave of gentrification. I would be interested to know whether the proposed digital platform has been evaluated for its accessibility to a range of different potential users.

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Customer Details

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Comment Details

Commenter Type: Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The term mobility Hub is misleading as the primary use will be as a car park. There are no connected cycle routes to the hub and no direct public transport links. The location of the hub will not be useful to cyclists as logically they would not park their cycles there and walk in. They are more likely to cycle to their final destination. The additional uses have been jammed on to sound more conscientious and considerate when in fact they are misleading and not truthful. As such, I will hereby refer to the Mobility Hub as 'car park' or 'the car park'.

In our opposition, I refer mainly to the proposal's close proximity to the area of Ancoats Green, a public park and green space with natural habitats for many endangered species such as hedgehogs and bats and a well used and loved area by local residents.

It must be remembered that this is only park in the area. It serves a growing number of families and a huge dog walking community. The pleasure of a picnic, family time, dog walk, or ball game (all of which are regular activities on Ancoats Green), will be severely diminished by the towering presence of the car park and the opening up of the Green.

Firstly, the car park will have a negative effect on amenity.

Loss of direct light, sunlight and/or natural light in the area will negatively affect the growth of vegetation, plants and natural habitat of protected species.

There are 2 established large cherry trees in Ancoats Green that will be impacted negatively. This year there have been less sunny, clear days and the fruit trees have not borne as much fruit. Both locals and wildlife eat and use the fruit year on year and an 8 storey building will permanently

place the 2 cherry trees in permanent shade. This will have lasting negative effects on the local residents and endangered species such as bats. Their food sources will be affected. The addition of over 400 vehicles and the extra light pollution this will cause, both from the building and the vehicles, in such close proximity to the park will negatively effect bats and birds that live and nest in the area. Light pollution will affect the bat's hunting ability and their nesting sites. Bats are a protected species. Suggest the impact is measured and assessed by a bat survey and if required a European Protected Species License should be acquired.

Loss of light - residents use the leisure space of Ancoats Green to enjoy the light and an 8 storey building will significantly reduce light levels and residents right to light. It will also have a negative / adverse visual impact on the area due to the height of an 8 storey building so close to a green space. 8 storey buildings would be an over development of the area which is currently predominantly 2-3 storey dwellings and at most, occasional/scarce 6 storey dwellings.

There will be a significant Increase in Pollution in the area. The measurements taken note a 'negligible increase' in pollution in the area from the addition of 400 vehicles using the car park. However, this measurement has been taken in relation to the already poor and harmful levels of pollution in the area and so is not a fair representation of the impact. Plans should provide a reduction in the pollution in the area given its close proximity to a public park. Suggest another, independent pollution survey should be taken to measure the actual impact on health from additional pollution and vehicles in the area. Any addition of pollution will have a negative and harmful impact on local children, residents, animals/wildlife, especially considering the extremely close proximity to the public park. The car park has capacity for 100% electric vehicles but is not answerable, dedicated or made any commitment to meeting a 100% electric vehicle target. Despite noting the car park will have resident parking and provide parking for existing commuter vehicles that are scattered on the streets, there is no evidence that those cars parking on streets and not paying for Parking will use the car park. Instead it will attract cars not already parking in the area and more vehicles will use the car park, adding to the pollution.

The car park will bring additional commuter vehicles to the area, increasing traffic very close to a public park, an area where children play and dogs run. This causes a safety concern for highways and risk of accidents. A survey and risk assessment should be created to asses the risks. The additional use of delivery vehicles using the area will also add to these safety concerns.

This proposal is at odds with Manchester City Council's environmental policies and visions. Targets for clean air and carbon reduction will not be met through providing additional car parking facilities, even where these may eventually be electric vehicle spaces. In some instances the proposed model will increase journeys as residents unload their vehicles at their apartment building and then drive to the car park hub to park up. Through the Manchester Strategy, the city council has pledged to protect and improve parks and green spaces, but introducing a multi storey car park leading onto Ancoats Green demonstrates disregard for this vision as well as Manchester's ambition to be a world leader in environmental sustainability.

There are serious security concerns as the area is already rife with petty crime, smashed glass from vehicle break ins and drug use. The Car park will attract more crime and antisocial behaviour because there will be no manned security or concierge on site, and the potential opportunity for criminals to congregate, use drugs or break into cars will be high.

An 8 storey car park will not fit with the character of the local area. A Car park directly next to a public green space is incredibly detrimental visually as well as detrimental to public safety, health and wellbeing, noise and disturbance from the vehicle and engines, additional traffic in the area and 8 storeys is incredibly over-bearing and out of scale.

Public protection and responsibility has been ignored, as well as wildlife and green space protection policies. Local residents are also concerned about the lack of a meaningful consultation process. The public consultation was launched but closed within 10 days leaving local residents with questions and wanting to know more about this development and its fits with wider plans which will impact on Ancoats Green. The overall feel is that this is something that will be done to the community. It is not something that will be done for, or with, the community.

There are huge concerns about the impact of litter on Ancoats Green from the car park. Keep Britain Tidy have identified littering from vehicles as particularly problematic and hot spots are often identified in and around areas where vehicles are parked. The issue is so prominent in some car parks of Manchester that it is even visible on google maps. Any increase in litter poses environmental risk to park users and wildlife, which is well documented, and puts additional pressure on the parks service and volunteers to keep the park clean.

There has not been adequate assessment of other potential sites for a multi-storey car park and the only street considered has been Portugal street. I argue that there are better placed sites in Ancoats and New Islington for a multi storey car park and that more sites should be considered.

This objection is on behalf of Friends of Ancoats Green, with over 200 members, this objection raises concerns discussed by the group on the whole.

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The term mobility Hub is misleading as the primary use will be as a car park. There are no connected cycle routes to the hub and no direct public transport links. The location of the hub will not be useful to cyclists as logically they would not park their cycles there and walk in. They are more likely to cycle to their final destination. The additional uses have been jammed on to sound more conscientious and considerate when in fact they are misleading and not truthful. As such, I will hereby refer to the Mobility Hub as 'car park' or 'the car park'.

In our opposition, I refer mainly to the proposal's close proximity to the area of Ancoats Green, a public park and green space with natural habitats for many endangered species such as hedgehogs and bats and a well used and loved area by local residents.

It must be remembered that this is only park in the area. It serves a growing number of families and a huge dog walking community. The pleasure of a picnic, family time, dog walk, or ball game (all of which are regular activities on Ancoats Green), will be severely diminished by the towering presence of the car park and the opening up of the Green.

Firstly, the car park will have a negative effect on amenity.

Loss of direct light, sunlight and/or natural light in the area will negatively affect the growth of vegetation, plants and natural habitat of protected species.

There are 2 established large cherry trees in Ancoats Green that will be impacted negatively. This year there have been less sunny, clear days and the fruit trees have not borne as much fruit. Both locals and wildlife eat and use the fruit year on year and an 8 storey building will permanently

place the 2 cherry trees in permanent shade. This will have lasting negative effects on the local residents and endangered species such as bats. Their food sources will be affected. The addition of over 400 vehicles and the extra light pollution this will cause, both from the building and the vehicles, in such close proximity to the park will negatively effect bats and birds that live and nest in the area. Light pollution will affect the bat's hunting ability and their nesting sites. Bats are a protected species. Suggest the impact is measured and assessed by a bat survey and if required a European Protected Species License should be acquired.

Loss of light - residents use the leisure space of Ancoats Green to enjoy the light and an 8 storey building will significantly reduce light levels and residents right to light. It will also have a negative / adverse visual impact on the area due to the height of an 8 storey building so close to a green space. 8 storey buildings would be an over development of the area which is currently predominantly 2-3 storey dwellings and at most, occasional/scarce 6 storey dwellings.

There will be a significant Increase in Pollution in the area. The measurements taken note a 'negligible increase' in pollution in the area from the addition of 400 vehicles using the car park. However, this measurement has been taken in relation to the already poor and harmful levels of pollution in the area and so is not a fair representation of the impact. Plans should provide a reduction in the pollution in the area given its close proximity to a public park. Suggest another, independent pollution survey should be taken to measure the actual impact on health from additional pollution and vehicles in the area. Any addition of pollution will have a negative and harmful impact on local children, residents, animals/wildlife, especially considering the extremely close proximity to the public park. The car park has capacity for 100% electric vehicles but is not answerable, dedicated or made any commitment to meeting a 100% electric vehicle target. Despite noting the car park will have resident parking and provide parking for existing commuter vehicles that are scattered on the streets, there is no evidence that those cars parking on streets and not paying for Parking will use the car park. Instead it will attract cars not already parking in the area and more vehicles will use the car park, adding to the pollution.

The car park will bring additional commuter vehicles to the area, increasing traffic very close to a public park, an area where children play and dogs run. This causes a safety concern for highways and risk of accidents. A survey and risk assessment should be created to asses the risks. The additional use of delivery vehicles using the area will also add to these safety concerns.

This proposal is at odds with Manchester City Council's environmental policies and visions. Targets for clean air and carbon reduction will not be met through providing additional car parking facilities, even where these may eventually be electric vehicle spaces. In some instances the proposed model will increase journeys as residents unload their vehicles at their apartment building and then drive to the car park hub to park up. Through the Manchester Strategy, the city council has pledged to protect and improve parks and green spaces, but introducing a multi storey car park leading onto Ancoats Green demonstrates disregard for this vision as well as Manchester's ambition to be a world leader in environmental sustainability.

There are serious security concerns as the area is already rife with petty crime, smashed glass from vehicle break ins and drug use. The Car park will attract more crime and antisocial behaviour because there will be no manned security or concierge on site, and the potential opportunity for criminals to congregate, use drugs or break into cars will be high.

An 8 storey car park will not fit with the character of the local area. A Car park directly next to a public green space is incredibly detrimental visually as well as detrimental to public safety, health and wellbeing, noise and disturbance from the vehicle and engines, additional traffic in the area and 8 storeys is incredibly over-bearing and out of scale.

Public protection and responsibility has been ignored, as well as wildlife and green space protection policies. Local residents are also concerned about the lack of a meaningful consultation process. The public consultation was launched but closed within 10 days leaving local residents with questions and wanting to know more about this development and its fits with wider plans which will impact on Ancoats Green. The overall feel is that this is something that will be done to the community. It is not something that will be done for, or with, the community.

There are huge concerns about the impact of litter on Ancoats Green from the car park. Keep Britain Tidy have identified littering from vehicles as particularly problematic and hot spots are often identified in and around areas where vehicles are parked. The issue is so prominent in some car parks of Manchester that it is even visible on google maps. Any increase in litter poses environmental risk to park users and wildlife, which is well documented, and puts additional pressure on the parks service and volunteers to keep the park clean.

There has not been adequate assessment of other potential sites for a multi-storey car park and the only street considered has been Portugal street. I argue that there are better placed sites in Ancoats and New Islington for a multi storey car park and that more sites should be considered.

This objection is on behalf of myself and my own opinion. This objection has also been submitted as a group.

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You already got rid of nearly all the green area around us.... We have enough car parks in town which is not always full. Maybe look into doing cheaper tickets so people would pay for longer stay in a car park then rip us off. My friends and family use to love the free Sunday parking and it would make us actually spend more in town.

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this for the following reasons.

1. Air pollution levels remain extremely high and this will not help.
2. Putting a car park next to a park isn't going to make the park a nice place to visit.
3. It's not a mobility hub - it's a car park. It's not close to any public transport.
4. It won't solve the main issue of parking problems as it's commuter parking causing the main issues.

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

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Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this happens I'd pull my children out of new Islington free school because how dare you poison my children we want cars away from the city centre not be drawn into it !!!!!

I'd like to know who the hairbrained idea this was it's not our fault the council will end up going bankrupt if this doesn't go ahead because there's far too much hidden information on where this money comes from to buy this land? Who is presently paying the interest it's an absolute disgraceful you spend our money to generate more money from us the general public ! through extortionate parking charges I'm going to do everything in my power to stop this bought with public money then a public park we WANT!!!

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

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Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I wanted to explain why I'm objecting to this proposal. Firstly I wanted to start with the positives of the proposal which are the proposed design of the building. Incorporating green elements to add green space to the area and blend in with the local park Ancoats green. Manchester buildings don't often try to do this and I think this is great and we would like to see more of this.

My issue isn't therefore with the design but the proposed usage for the space. I feel there hasn't been enough explanation about why Manchester needs another car park, especially with the new public transport strategy, and why this car park has to be in a residential area by a park but also near the local canal which has a lot of pedestrians, children and dogs. I haven't seen any research about why this mobility hub is required and the need in the area for it, especially with more people working from home and concierge buildings in Ancoats. I like the idea of reducing van traffic in an area but what concerns me is that we are then redirecting vans to a quiet residential area with lots of pedestrians, children and animals who go to the park Ancoats green and the nearby canal to play, read on the grass and relax. Vans zooming up and down this area may add increased risk, and jeopardise the peaceful nature of the area. The park and canal have been instrumental to Ancoats and Miles Platting regeneration and why a lot of people choose to move to the area as it's a little green peaceful oasis near the city centre and very child and dog friendly.

I'm also concerned about the need for so much parking space in a residential area, especially as some of the proposed new build houses will be using the car parking spaces. I feel new houses in the area should have car parking incorporated rather than building a multi-storey car park near the green. I also worry that this car park is because the one where the old shopping centre was in

Ancoats failed, and it's been pushed back to a residential area with green spaces for public enjoyment. While the site is currently a brownfield site, it is quiet and doesn't impact the green and public spaces around it or houses nearby. The documents talk about how to tackle crime in the car park but not about strategies to improve increase in crime to nearby houses due to increased footfall and commuting through the area. Multi-storey car parks generally aren't a very well kept buildings and often attract people who urinate in them or groups of people takin in drugs or looking for opportunistic crime. My concern is by being so close to the green with a. Direct entry , that it will attact more antisocial behaviour to the green when we've been working so hard with the police to stop this and stop drug needles being over the green and near canal. The crime report doesn't address this or how the plans will mitigate these risks to the calm family friendly around it. I could see this proposal being more suitable on a site off Oldham road near high apartment blocks where there isn't green spaces, parks and pedestrian and leisure areas surrounding it.

Manchester council has done a brilliant job with Ancoats and miles platting regeneration which is still a work in progress. We would like any proposed changes to this site to really fit into the overall strategy for the area and continue to add to the green, peaceful nature of the area which is why so many people chose to relocate here. I'm

Not opposed to this site being used but more consideration to the character of the area, continued direction of the regeneration and residential families is required. I think it's a good start with looking at buildings with green elements and pedestrians paths but a better well thought out usage proposal would be better.

Planning 130627/FO/2021 130354/FO/2021

[REDACTED]

Tue 29/06/2021 00:23

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Hello

I am writing in regards to the planning application number/s:
130627/FO/2021
130354/FO/2021

Firstly, I would like to express my disappointment that at any stage of this process I was not contacted personally in regards to the plans submitted / accepted. It has only come to my knowledge that the plans have been accepted by the council, by my tenant. I should have been notified in advance and have been allowed to express my concerns.

As the owner of [REDACTED], I am concerned of the impact the developments will have on the future of my building;
Overlooking issues, Value of my property, rental demand, demolition works possibly affecting the foundation of my property and blocking of natural light.

This will also affect my relationship with my tenant, as I am aware these plans will cause them serious and irreparable damage and disruption. They have heavily invested in the area in monetary value as well as retaining 'Ancoats Values' as have we for so many years. With the noise disruption alone it will cause them colossal damage and in turn affect their earnings and mine. If these plans go ahead they will inevitably lose the majority of their business as they are a photography studio. The effect the corona virus has had on all of us will take a few years to repair if at all, and now the development being accepted will hamper any relief that we may have felt being able to trade. They will not be able to continue to operate through the interference that will be caused by the building works.

I would like to formally contest the planning applications due to the above reasons.

Thanks

[REDACTED]

[REDACTED]

130627/FO/2021 / 30354/FO/2021

Thu 17/06/2021 15:29

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

To whom it may concern

This letter is in response to the following planning application: 130627/FO/2021

As a tenant of [REDACTED], the building directly adjacent to this proposed site, [REDACTED], as a photography studio and creative space for hire, will be dramatically affected by this plan to build an 8 storey building. This building will tower over us, blocking out the natural light which we depend on for our photographic work. Natural light is integral and essential not only to photographic work but also to painting, along with other community activities that spaces in the building are devoted to. That, combined with the constant barrage of noise from the building work will deter our current customers and will stop us being able to develop and remain a part of the local community. As a consequence we will not be able to support ourselves as a business with this new addition to the area.

Not only are we a photography and film studio that works with numerous photographers and videographers in the local and larger area of Manchester, we also provide our space for community projects and offer support to the smaller local businesses allowing them an affordable place to launch their projects and build their business. Some of these businesses include 'Cork and Canvas' a small paint and sip event that engages members of the community with an introduction to painting. Also with Habits, an independent Manchester orientated clothing brand focused on using techniques historically developed in Ancoats. Similarly with Stand-by Studios who have helped 100's of Manchester based musicians, plus Slot and Groove, Medicave Studios and many more.

One of the main reasons people want to live in Ancoats now is because it has a diverse range of small businesses in the area. If these businesses are unable to survive because of the constant development disrupting them, it will have a negative effect on their experience of living here.

There is mention in this planning application of "demolition of existing structures", assuming these are the warehouses directly behind our building this will be catastrophic for our working days, the noise, air pollution and inevitable dust and dirt will force our business to close as our clients will be unable to make use of the space we have provided. We have spent the past two years investing in and building these studios, we have just survived through the lockdown period but it will be impossible for us to continue with the loss of business that will come from this development. The consequent lack of parking will further discourage prospective clients.

The change in the past decade has been dramatic and whilst much has improved in Ancoats, it is growing at an unsustainable rate . The surrounding streets are already struggling with the increase in traffic on the roads and both residents and businesses are constantly disturbed by the relentless noise pollution. The car emissions and air pollution in the area are already terribly high. This plan to build 408 car parking spaces is going to dramatically increase traffic in the area and with a primary school only several streets away there is just concern for the effect that this increase in emissions is going to have on the health of those children as well as ourselves.

By allowing the construction of this 8 story building , you will be having a very damaging, if not terminal, effect on our business as well as a negative effect on at least 14 businesses in just our building alone, please find them listed at the bottom of this letter. I understand there are several other businesses who feel similarly disturbed by these proposals.

If the development of this 8 storey building goes ahead we will find it impossible to continue to operate and as a consequence will lose our livelihoods so would like to firmly object to the planning permission and would greatly appreciate your understanding on this matter.

We are available for you to come and view the premises to see the effect this building would have for yourself and would appreciate a meeting in person if possible.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

RE: Application number: 130627/FO/2021

[REDACTED]

Wed 16/06/2021 08:42

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer,

I have look on the framework it's not really saying much, especially about George Leigh street.

You haven't answer my question with regards to the problems we will have if Poland st is blocked off, the trucks won't be able to delivery stock to our premises ? this would be detrimental to our business.

Look forward to hearing your comments !

Kind regards

[REDACTED]

From: Jennifer Atkinson [mailto:jennifer.atkinson@manchester.gov.uk]

Sent: 15 June 2021 16:40

To: [REDACTED]

Subject: Re: Application number: 130627/FO/2021

[REDACTED]

Thank you for the email. You need to Google 'Poland Street Development Framework' . This will bring up the regeneration framework for the area.

Let me know if you need anything further from me.

Thanks Jen

Jennifer Atkinson
Principal Planner

Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [REDACTED]
Sent: 15 June 2021 15:45
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: Application number: 130627/FO/2021

[REDACTED]

[REDACTED]

Dear Jennifer,

My name is [REDACTED] I am the finance manager for a company called D M Miller Ltd, our business is situated on at the end of George Leigh St, Poland St end, we do not have any objections with regards to the propose planning application, but have concerns about the day to day running of our business, as Poland street is only narrow, we have a lot of delivery's daily from suppliers by artic lorries, if Poland street was to be blocked off at any point it would cause us serious operational problems.

I know before lockdown March 2020, there was a propose development plan for the row where we are situated, do you have any information if this will still be going ahead ?

Kind regards

[REDACTED]

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Planning App 130627/FO/2021 & 130354/FO/2021

Wed 23/06/2021 11:14

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

To whom it may concern

This letter is in response to the following planning application: 130627/FO/2021

As a tenant of [REDACTED] the building directly adjacent to this proposed site, [REDACTED]. As a multi business that runs an outdoor food and craft market every weekend, and has one on one meetings with clients in the building we are dramatically affected by this plan to build an 8 storey building. This building will tower over us, its construction will be severely impacting our day to day business with clients. Alongside this it will be disruptive to our weekend market destroying the peaceful area we are located and turning it into a building site. This constant barrage of noise from the building work will deter our current customers and will stop us being able to develop and remain a part of the local community. As a consequence we will not be able to support ourselves as a business with this new addition to the area. Not only do we run our own business from this building but we also rent out numerous units on the ground floor to other local businesses'. This proposed work will also be disruptive to our tenants for the reasons above and more. If they are affected and can not continue to run their business effectively then they may leave the building to find a new location or close down for good. This will then again directly impact us as another loss of income. To which we may not be able to afford our lease on the ground floor of 23 Radium Street.

There is mention in this planning application of "demolition of existing structures", assuming these are the warehouses directly behind our building this will be catastrophic for our working days, the noise, air pollution and inevitable dust and dirt will force our business to close as our clients will be unable to make use of the space we have provided. We have spent the past two years investing in and building these units, we have just survived through the lockdown period but it will be impossible for us to continue with the loss of business that will come from this development. The consequent lack of parking will further discourage prospective clients.

The change in the past decade has been dramatic and whilst much has improved in Ancoats, it is growing at an unsustainable rate. The surrounding streets are already struggling with the increase in traffic on the roads and both residents and businesses are constantly disturbed by the relentless noise pollution. The car emissions and air pollution in the area are already terribly high. This plan to build 408 car parking spaces is going to dramatically increase traffic in the area and with a primary school only several streets away there is just concern for the effect that this increase in emissions is going to have on the health of those children as well as ourselves.

By allowing the construction of this 8 story building , you will be having a very damaging, if not terminal, effect on our business as well as a negative effect on at least 14 businesses in just our building alone, please find them listed at the bottom of this letter. I understand there are several other businesses who feel similarly disturbed by these proposals.

If the development of this 8 storey building goes ahead we will find it impossible to continue to operate and and as a consequence will lose our livelihoods so would like to firmly object to the planning permission and would greatly appreciate your understanding on this matter.

We are available for you to come and view the premises to see the effect this building would have for yourself and would appreciate a meeting in person if possible.

Kind Regards

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

Regarding: 130627/FO/2021 / 130354/FO/2021

[REDACTED]

Wed 23/06/2021 11:43

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer,

This letter is in response to the following planning application: 130627/FO/2021

As a tenant of [REDACTED] - the building directly adjacent to this proposed site - SQUIGGLE JUICE LTD will be dramatically affected by this plan to build an 8 floor building.

The major concerns for us include air pollution & noise from the building work, which will deter our customers and stop us being able to develop and remain a part of the local community. As a consequence we will not be able to support ourselves as a business with this new addition to the area.

One of the main reasons people want to live in Ancoats now is because it has a diverse range of small businesses in the area. If these businesses are unable to survive because of the constant development/gentrification disrupting them, it will have a negative effect on their experience of living here.

There is mention in this planning application of "demolition of existing structures", assuming these are the warehouses directly behind our building this will be catastrophic for our working days, the noise, air pollution and inevitable dust and dirt will force our businesses to close as our clients will be unable to make use of the space we have provided.

The change in the past decade has been dramatic and whilst much has improved in Ancoats, it is growing at an unsustainable rate. The surrounding streets are already struggling with the increase in traffic on the roads and both residents and businesses are constantly disturbed by the relentless noise pollution. The car emissions and air pollution in the area are already terribly high. This plan to build 408 car parking spaces is going to dramatically increase traffic in the area, and with a primary school only several streets away there is just concern for the effect that this increase in emissions is going to have on the health of those children as well as ourselves.

By allowing the construction of this 8 story building, you will be having a very damaging, if not terminal, effect on our business as well as a negative effect on at least 14 businesses in just our building alone, please find them listed at the bottom of this letter. I understand there are several other businesses who feel similarly disturbed by these proposals.

If the development of this 8 story building goes ahead we will find it impossible to continue to operate and as a consequence will lose our livelihoods, so would like to firmly object to the planning permission and would greatly appreciate your understanding on this matter.

We are available for you to come and view the premises to see the effect this building would have for yourself and would appreciate a meeting in person if possible.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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