

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The mobility hub will bring much-needed parking to the area and complement the future buildings that will be developed. However, as part of the planning review cycle the following should be considered:

- 1) The hub should have the ability to offer fast car charging to people parking there as well as people that live in the area
- 2) The local area (George Leigh Street) has current traffic issues with speeding. What will be the implications for extra traffic and how will the hub provide support to make the street safer
- 3) There are various parking structures close to the northern quarter that are a magnet for the homeless and drug-taking community. The hub needs to ensure this does not happen.
- 4) The hub is going to have a negative impact on the park (Ancoats green). Given this issue perhaps the hub could contribute to enhanced security or a dog park to be constructed in Ancoats green.
- 5) The hub should offer discounted parking for local residents (perhaps out of peak hours)

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Comment Reasons:

Comment: There is currently considerable drug taking issues in the bushes surrounding ancoats green, what wil/can be done to ensure that stairwells will not become unusable routes filled with paraphernalia and used as a toilet. Also the cafe appears to be sited towards a the planned cycle path. Would it not be better to have this facing an amenity like the green ensuring that users have more pleasant scenery than a footpath