

Comments for Planning Application 137227/FO/2023

Application Summary

Application Number: 137227/FO/2023

Address: Plot D Great Jackson Street Manchester M15 4NP

Proposal: Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

Case Officer: Lucy Harrison

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 these plans for the following reasons:

Natural Daylight Green Spaces

Recent aerial photographs show that there are currently only two green spaces easily accessible to residents of the Great Jackson developments: the park outside the school and in front of the Blade building, and the Roof Garden, a private area for Deansgate Square residents.

Both spaces will experience a drastic reduction in natural daylight if the proposed construction proceeds, particularly due to the 71-floor tower on plot D.

The park on plot C already receives very little natural daylight post-midday as it is surrounded on three sides by tall buildings, getting sunlight only in the morning. The proposed 71-floor high tower on plot D, will eliminate most of this morning sunlight.

The Roof Garden will similarly be affected by the plot D tower.

Easy access to green spaces is crucial for the physical and mental health of local communities, especially in cities like Manchester with short winter daylight hours. These parks, located amid tall buildings, are windy, and natural daylight provides necessary warmth to make them enjoyable. Reducing natural daylight will severely limit access to these green spaces for the local community.

The reduction in natural light will also impact plant growth in these green areas, decreasing overall biodiversity. The initial aim of the Great Jackson redevelopment was to create a pleasant mix of green spaces and tall buildings. However, removing natural daylight from the only two green spaces available to residents contradicts this goal. This approach risks repeating the mistakes of past high-rise developments, which failed partly due to the lack of enjoyable green spaces.

Crime, and Anti-Social Behaviour

Contrary to the claims in the marketing literature promoting the Great Jackson redevelopment, the area does not have a truly "mixed type" of occupation. The apartments are primarily marketed abroad to investors in the Middle East and the Far East. Consequently, the proportion of owner-occupiers in the towers is very low. These foreign property owners typically do not occupy the properties themselves but promote them locally, resulting in approximately 80% of the occupants being wealthy foreign students, mainly from the Middle East, China, and the Far East.

Families with children living in Deansgate Square are few, as the environment is increasingly unsuitable for raising families. This is evident from Crown Street School, which has had to extend its catchment area due to too few families in the surrounding towers to fill classrooms, despite the school having only 54 places for September 2024.

The nature of occupancy has led to a significant rise in petty crime, particularly drug use, anti-social behaviour, and mobile phone theft. Anti-social behaviour includes noise pollution from loud music in apartments, car engines revving to attract attention, aggressive driving on Owen St., fouling (vomiting, dog fouling, human urine in shared spaces), and broken glass. The wealthy student population has become a target for thieves, with a high rate of car break-ins and smash-and-grab mobile phone thefts.

Given that there is no indication that the properties will be marketed differently or attract a different demographic, the construction of new apartments near Deansgate Square raises concerns about increased drug use and anti-social behaviour. This contradicts the Greater Manchester Strategy, which emphasizes people as its biggest asset and the need to build on the strength of families and communities. Instead of residents invested in the long-term future of the Jackson Street development, less than ten years after its launch, the population is now mostly transient and seasonal. This directly contradicts The Great Jackson Development Framework's vision to cater to a "diverse population" and create a "vibrant, safe, secure, and sustainable community."