

Comments for Planning Application 138805/FO/2023

Application Summary

Application Number: 138805/FO/2023

Address: 2 Gloucester Street Manchester M1 5QR

Proposal: Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

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: 1. I note that residents on the north side of Whitworth Street were not included in the leaflet drop so this is the first chance to respond.

2. The neighbourhood between Oxford Road and Medlock Street is already very heavily populated with students and I am worried about the addition of a large accommodation on Gloucester street worsening noise, especially at night.

3. Whitworth street is already dangerously busy with pedestrians and revellers at night time. Community safety is already threatened by antisocial behaviour such as noise, littering, public micturition, obstruction of pavements, pedestrians wandering into the road and cars parking illegally on Whitworth street. Adding the population of a 37 floor accommodation into this area will only make these issues worse.

4. The proposal contributes further to changing the area from a post-industrial neighbourhood of old mills into an anonymous student accommodation zone. This is not something that the community needs or wants.

5. The developer describes the tower as "contemporary and elegant"; this is subjective and is not a replacement for the history of the old Hotspur Press building and is not a fitting addition to the industrial history of this part of Manchester

6. The skyline visible over Oxford Road station from the north side of Whitworth street has already changed dramatically over the past five years and this will be a further significant detriment to the landscape. All three directions of sight will be occluded by high rise buildings were this development to go ahead.

7. Furthermore, south-east facing buildings on Whitworth street are able to enjoy a degree of late afternoon sunshine and this will be blocked by the development of another high rise building on Gloucester street.

8. Manchester suffers greatly from the lack of open public spaces, and whilst I cautiously welcome the proposal of a public square, this should include trees and retail space should be reserved for independent local traders that serve the community - another chain supermarket express is not in community interests. I would also support a pedestrian link to the First street area.

9. Parking in this area is already limited and will not be improved by this development.

10. Traffic in Gloucester and Cambridge streets, whilst not heavy, is very easily disrupted - a lorry turning around can easily block traffic in both directions for ten minutes. It is no longer possible to take a detour via Great Marlborough street to bypass Gloucester street as this is now a one way road from beyond the railway bridge. Therefore motorists and cyclists who use these roads will be massively inconvenienced as a result of construction work and, later, by the frequent moving-in and moving-out days occasioned by term time.