

Comments for Planning Application 137226/FO/2023

Application Summary

Application Number: 137226/FO/2023

Address: Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP

Proposal: Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), 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: While not opposed in principle to development of this site. The proposed development as currently designed will have a significant impact on the roof terrace of Deansgate square.

As apartment residents, outdoor space is severely limited and the roof terrace is a valuable amenity for Deansgate square residents offering a private secure area to enjoy outdoor space which is limited in the city centre.

Due to the proximity, the proposed development will have a significant impact on light and wind rendering this area significantly less useable.

The environmental impact assessment for daylight impacts does not take the roof terrace into account and considers apartments in Deansgate square only.

The environmental impact assessment for wind (appendix 14.1) does not appear to assess the impact of wind on the roof terrace and only assesses areas at ground level. This could mean potentially unsafe wind levels on the roof terrace which have not been assessed.