

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: Reasons of objection

1) wall effect cause urban heat

The term "wall effect" has negative connotations, and has become a controversial issue in Hong Kong, where the lack of flat land has given rise to extremely high built densities, which in turn generate an urban heat island of up to 12 °C. This was a hard lesson learnt, I came from HK, and I know it!

[https://www.sciencedirect.com/science/article/abs/pii/S0169204611001964#:~:text=The%20term%20%E2%80%9Cwall%20effect%E2%80%9D%20thus,et%20al.%2C%202009\).](https://www.sciencedirect.com/science/article/abs/pii/S0169204611001964#:~:text=The%20term%20%E2%80%9Cwall%20effect%E2%80%9D%20thus,et%20al.%2C%202009).)

<http://www.lsgj.polyu.edu.hk/rsrg/resources/people/paper/wall-effect.pdf>

https://repository.hkust.edu.hk/ir/bitstream/1783.1-6640/1/main_content_200903201.pdf

2) crime and anti social behaviour risk !

Could police force able to support of more drugs, domestic violence?

3) high demand for NHS services

Could NHS able to catch up this speed? More buildings, more ppl and so more NHS needs