

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 36-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: Hello,

I think the fact you are even considering approving this application shows how little respect you have for your council tax paying constituents and local residents. I live in Macintosh Mills and my apartment borders River Street, whilst the development also has borders on Cambridge Street and Hulme Street. On River Street, two years ago you approved the Downing development and then more recently the Renaker 'House of Social' Projects. My partner and I have been living with constant construction noise for two years. The Renaker project is projected to finish in Summer 2025, so that is another 18 months. So almost four years of horrendous, life-altering noise. I now have chronic insomnia and severe anxiety around going to sleep. We are constantly woken up by drills and banging at 7:30am, including on Saturday mornings and even some Sunday mornings as your department selfishly approves their out of hours works.

It is absolutely unthinkable that you want to approve a third construction project in this same postcode. This project is projected to finish in 2027?! This will take the total time residents in my building and surrounding buildings will have lived with adjacent construction to 6 years?! That is unconscionable. Consider the impact that has on a person's sleep, mental health, stress levels. Noise pollution is a real and studied phenomenon, with well documented negative impacts on human beings. I suggest you do some research.

In addition to the noise levels, the Renaker development has infringed upon our 'Right To Light'. I am positive that you will be aware of a similar issue for local residents with this new high rise tower. That is also unacceptable. You should be prioritising the rights of local (tax-paying) residents, not the interests of big developers. We do not need another modern high-rise building in this area. They are ugly, block out light, cause wind tunnels and also do not fit with the historic mill landscape of Cambridge Street and Hulme Street.

Furthermore, this is a going to be ANOTHER student block. Just like the other blocks you have approved. You are changing the demographic of our area. This area used to be young professionals and private owners and renters. I am frequently woken up in the middle of the night (3/4/5 am) by students who are drunk and deliberately trying to wake local residents. They sing Uni chants, they play 'Bogeys', they have drunken arguments. Students are responsible for so much anti-social behaviour and it is not fair for you to subject local residents to even more of this. Crime increases in student areas. This is partly because so many of them are using drug dealers but also due to opportunistic thieves. Students in the area (Vita complex on First Street as an example) stand outside their buildings in large groups smoking cannabis. It is absolutely disgusting and completely anti-social. We do not need more drunk, drugged up young people who are bringing drug dealers and thieves into the area. The more students there are, the more they feel invincible and that they can do whatever they like. This is a real problem and if you or the police took any interest at all in patrolling and maintaining the local area, you would know this.

Traffic is another concern. Cambridge Street is already a very busy road that is difficult and dangerous to cross in front of our building. The current construction projects have reduced parking in the area, led to road closures and generally increased car chaos in the area. Another construction project and development will further compound this. The parking allocation in this area is already oversubscribed by people living in the current apartment blocks. You cannot build a 35 storey student building and expect that to have anything but a negative impact on this.

The area is already congested for car users, pedestrians like myself and the council is doing a bad job of maintaining this area. Adding more people is only going to make this worse. Adding students will exacerbate the problem further.

I would encourage you to listen to what I have said carefully and make an effort to engage local residents in earnest, rather than sending a letter you hope no-one replies to so you can push your projects through by capitalising on how burned out people are. A lot of people do not want these construction projects but feel that the council does not care about their views and do not have the energy to write in when it seems futile.

Manchester Council need to stop with the 're-generation' for the sake of it. You need to realise the city is completely overpopulated, the infrastructure cannot support more people and construction across the whole city is making travelling anywhere so stressful. Seeing cranes and building sites everywhere makes people stressed and ill.

Please reject this proposal and show the council cares about more than just the money lining it's pockets. In summary, reasons to say no: noise pollution, unpleasant appearance, traffic concerns, parking concerns, anti-social behaviour, over-population, 'Right to Light' infringements, air pollution.

