

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am writing on behalf of residents living in Chorlton Mill (CM), Cambridge Street - a building which comprises over 100 apartments and a number of workspaces, majority owner-occupied - about planning application 138805/FO/2023. Residents from CM were present at a community consultation with Manner on 11-12-2023 and although we, on the whole, support plans for the ground floor public realm as part of this development, we need assurances that the development will address the following concerns before being granted permission to go ahead. Hence why our current stance on the application is 'neutral'.

Our concerns fall into two categories, 1. the disruption caused by proposed building work, and 2. the effect of the new building on the local community and its infrastructure.

1. Our experience of developments which have taken place continuously around Cambridge Street and on First Street over the last 15+ years evidences a lack of consideration to local residents, as detailed below:

a) CM was flooded in 2019 causing substantial £1mill+ damages that have raised the insurance premium on the building to an unsustainable average of around £350 a month per apartment on insurance alone, and the current drainage system servicing Cambridge Street does not have capacity to accommodate another large development. An email from United Utilities (ref CAS21-0091-6102) dated 23-Nov-2021 states:

'There is a Dynamic Network Management monitor on the nearby down stream combined sewer overflow (CSO) to help identify the risk of sewer flooding and blockages before they become an issue for customers and the environment so we do have eyes on the network in that area to potentially mitigate against incidents.

In response to your question about proposed developments on Cambridge Street in the next couple of years. Any new developments have to be passed through the Council and ALL new surface water drains now have to have go directly into rivers and streams so as not to overload our combined sewer network.'

We would need assurances that the Hotspur redevelopment will not connect to the current drainage system servicing Cambridge Street so as not to cause further flood events to existing buildings. A copy of the email can be forwarded if necessary.

b) During the construction of No. 1 Cambridge Street, rivets and other tools such as hammers and screwdrivers were regularly falling from the building into the road and the CM car park, causing frequent car damage. We were lucky that falling parts of the building did not injure passers-by, and while the developer paid for replacements, there was no compensation for the inconvenience and time lost. Additionally, a concrete-based wash was spilt from the building which covered cars parked in CM. Again, the developer paid for remedial work but the responsibility of the financial arrangements fell to the residents.

c) The noise from the building works was excessive, affecting residents and those who have offices on site. Work started at 7.30 a.m. and often continued until late into the evening (against the council's own regulations). A resident issued a formal complaint to the building company about this. Lorries, laden with building materials sped dangerously up and down Cambridge Street, rarely adhering to the 20mph speed limit. It is our understanding that lorries will use Cambridge Street to access the site from the Mancunian Way. This will have a significant effect on residents, with a particular consequence for those who work from home or run businesses from CM, with it being likely that residents will not be able to work from the mill due to noise pollution.

d) The dust from building works causes windows in CM to get dirty very quickly. The windows in the building get cleaned twice a year due to cost and due to ongoing building work, they now remain permanently dirty, which has a terrible impact on natural light into apartments.

e) There is limited parking on Cambridge Street and Hulme Street, and spaces which are used by residents are now often taken up by construction workers (something it seems the Council have overlooked). There are a number of registered disabled people and wheelchair users residing in CM to whom this is of particular consequence.

We therefore think it essential for the Council to require a sufficient environmental risk assessment

and for containment plans to be provided for all construction activities and materials likely to cause pollution (air, water, noise, etc.) and we expect specific measures to be taken to mitigate risks.

In particular:

- pollution caused by construction
 - o containment plan for dust caused by heavy duty vehicles
 - o containment plan for the noise and vibration pollution during ground-drilling
 - o speed restrictions for construction traffic - current speed limit of 20mph is not being adhered to due to the lack of enforcement methods
- traffic and parking solutions for construction workers
- waste and debris obstructions on the pavements limiting access by pedestrians, but particularly wheelchairs and pushchairs

f) Current knowledge is that the Hotspur Press building contains asbestos. There needs to be a sufficient containment plan during demolition and construction to make sure the local community is not affected by asbestos in the air or ground water. This should include:

- an independent qualified assessment to identify the condition of asbestos in the building
- an asbestos safety removal plan put in place which includes air quality monitoring and engagement with the local community/council/businesses

We will follow up with the Health and Safety Executive if response on asbestos is lacking.

g) We are unsure if a rubber check is also necessary considering the nearness of Macintosh Mills.

h) We would welcome a bat colony protection plan for bats currently residing in the building during and post-construction.

2. We understand that once the building is completed, it will house another 500+ students. The area is already densely populated with students, which we believe contravenes the Council's own plans for the demographic balance of the area, and which causes local residents a number of problems, as detailed below:

a) Noise throughout the night - not just on weekends but during the working week - as a result of drunken behaviour along Cambridge Street. The noise takes place at inappropriate hours and at volume levels that disrupt sleep, health and regulations pertaining to the quiet enjoyment of one's property.

b) Residents regularly have to avoid vomit, litter, and broken bottles after processions of students to the local night clubs.

c) We welcome students in the area (though please note earlier point about demographic imbalance) but as students are exempt from paying council tax, and given the large number of

student dwellings already in the area, we believe it would be beneficial to allocate housing for those who contribute to the long-term community of the local area, financially and otherwise.

d) What additional facilities will be built to cater for the new influx of temporary residents? E.g. what health centres, transport links, local policing, and litter improvements are being included in the development plan? Though we would strongly support the ground-floor communal space being dedicated to cooperative or local businesses (such as Unicorn Grocery in Chorlton or the former Harry Hall Cycles on Whitworth Street), we would very strongly oppose yet more multi-national corporations taking up space in the area.

I hope this letter gives you a sense of some of the biggest concerns for residents who live in the local area, and I want to emphasise our openness to taking part in further discussion pertaining to the development should it be granted permission to go ahead.