

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed heights are at odds with the massing proposed by every iteration of the GSJ Framework's masterplans. The masterplans have all indicated higher peripheral buildings with lower central buildings with the intention of allowing more light into the core of the site and visually tying in the much lower lying Castlefield basin.

This current proposal results in a central peak rather than trough. This is likely to be detrimental to all tenants within the site, reducing the amount of natural light to existing residents at lower levels and to the existing and proposed amenities.

The council should request modification to the proposal to maintain the originally proposed massing (ie to reduce the height of the proposed towers to below that of, for example, West Tower).

To maintain the existing proposals on. The justification of commercial viability will be a disservice to the spirit of the masterplan and to existing and future tenants.