

# 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: Support principle of high density development of this site.

As with 137227/FO/2023, my comments for this site are that it constitutes extraordinarily poor planning and architecture, a departure from the GJS Masterplan, and is simply bland in almost every way.

- Little variation in heights and cladding on the tall buildings creates a skyline which oscillates between looking messy/confused and boring.
- Far too much car parking for a centrally-located site.
- Because the developers have stacked apartments instead of considering more gentle density, we end up with lots of dead space between buildings which will create windy areas and feel hostile to pedestrians.
- The Green is welcome, but feels sterile and boring. There is an opportunity for far more biodiversity here, with more tree species, urban wilding, perhaps a kid's play park to add some life. Please look at case studies such as Elephant Park (London), Mayfield, Victoria Riverside for how to create a Place centered around greenery. I do get the impression from these plans that the design team has ran out of ideas. Despite being such a huge development, which would usually fill me with excitement, the D&A statement was one of the most boring I've ever read.

- MCC must ensure that the proposed walk through the Green from The Blade/360 to Deansgate Square cannot be blocked/locked off and will always remain a Public Right of Way. Renaker have precedent at closing off public rights of way, and the council must ensure that this does not happen here, too.

- There are three entrances to the underground car park. Why? They create an ugly frontage which turns its back on the street. Can these not be consolidated? Better yet, get rid of the underground car parking altogether, seeing as it isn't 1950 and cars are not the future of urban mobility.

- While I like the active frontage facing the Green, we must be careful not to create a "fortress"-like development. Looking at the ground floor plan, this is exactly what we are getting. All the active frontage faces inwards, while the perimeter of the development is loaded with blank frontages, car park entrances, bin stores, and substations. A rebalancing of active frontage on all sides of the development would be better, while more consolidation of bin stores/car park entrances etc should be explored.

- There is little variation in residential units. As with the rest of the GJS masterplan, the residential units being proposed here are all identical. There are no balconies, no variation in layouts, no townhouses, no mews houses, no duplexes. Aside from creating a homogenous residential district, this also risks flooding the market with the same product. MCC should encourage more balconies as these improve residential amenity and increase safety through natural surveillance. I also liked one of the options in the D&A to provide apartments above the podium surrounding the Green. This would create a unique and popular set of apartments which would've provided some interest and diversity - it's a shame this wasn't considered further, it was one of the only things I liked in the D&A for this proposal.

- Four towers that look identical with the same cladding and basically the same height creates a bland, dystopian-looking skyline for this part of the city. MCC should increase their standards and demand better for Manchester.