

# 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: I write to object to the development. The height, size and scale are inappropriate for the setting, there will be a large loss of amenity and light for Deansgate residents and the microclimatic conditions generated will make the area unliveable and potentially dangerous to life.

The ground floor space and park is welcomed and I would like to see an architecturally appropriate development at the site.

1) The size and scale of the development:

The 4 oblong blocks will not compliment the existing development. On approach from Chester Road, the existing and proposed elegant crystal towers, which look really impressive will be lost from view entirely and instead the view will be 4 slab like buildings. The size and scale of these buildings are larger (when taken as a whole) than anything that has currently been built in Manchester, amongst a cluster of architecturally stunning buildings.

2) Loss of Light and Amenities

There will be a loss of amenities to the existing Deansgate Square Residents. The rooftop terrace is currently a well-used (by hundreds of residents) amenity that gets lots of sunshine and light during the summer months. With the existing consented scheme, this would have been impacted minimally. With the revised scheme this will lose sunlight entirely. This is not fair on existing

residents.

To say residents are aware of this development is disingenuous. When we purchased our flat we were shown a model of the consented scheme and made a decision to purchase based on what we were being told by the developer - a relatively modest 4 tower, lower level scheme, more in keeping with the properties along Chester Road (Victoria Residence and Castle Wharfe). The scheme at the time would have caused a loss of light of around 40% to the existing towers. The revised scheme is more like 80% and it will affect everyone in West, North and South Tower. Therefore to say the Deansgate Square residents were aware when we purchased is incorrect, we were expecting the currently consented scheme that would have had little impact.

### 3) The Microclimatic Conditions

I have read the report on wind in relation to the new scheme, which suggests there will be little impact.

The committee should visit Deansgate Square to view evidence of the existing issues being experienced in relation to winds. There are bent, snapped and uprooted trees and damaged wind calming measures all around the development. Deansgate Square have closed the central square on a number of occasions for safety reasons due to high winds. There have been a number of occasions where the buildings have been damaged by winds, with the roof terrace roof being ripped off twice and the concierge roof blowing off causing falling debris on to residents.

I have no doubt at all that the wind conditions are not in line with the projections made in advance of building the existing towers and this can only be worsened by adding further mass and height to the development at such close proximity. This is a genuine safety concern.

It is likely that further mass will cause a canyoning effect. A scheme in Leeds has recently been refused permission on exactly these grounds and is being scaled back in size as a consequence. My concern is the increased wind speeds caused by adding to the development could render the area virtually unliveable for large parts of the year and cause damage to the existing businesses and access to Deansgate Square from damage and/or impact on footfall.

I would request that the committee seek independent advice on wind, rather than relying on the report that the developer has provided and that this includes an assessment of the current conditions.