

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 would like to object to this plan for 4 new buildings for various reasons:

1. The plan for these new buildings significantly contradict the original Great Jackson Street Framework, where there would have been a variety of building heights, most below 30 floors, whilst now the 4 proposed buildings, and other approved, are 47 floors or higher
2. Concern with wind factor assessment in the neighbourhood. The projections on the original development cannot possibly have been in line with what happens now (as demonstrated by the trees blowing down etc). The higher they build the windier it will be, with strong wind tunnel effects
3. The new buildings will cause loss of natural light from every aspect to the neighbourhood.
4. No provision for increasing local services, schools, to meet the increased population.
5. Reduced privacy from each aspect for all the existing and approved neighbouring buildings
6. Given the height of the buildings in the Great Jackson / Owen St area, more space between them is required, more variety of building height, and more communal green spaces.
7. Lack of social housing in the whole new area. This plan further reduces opportunities for social

housing.