

This document outlines the Applicant's responses, drawing on inputs from the relevant members of the technical team

| Date Received | Support / Object | Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Issued to MCC |
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| Sep-23        | Support          | The proposal would replace an eyesore and provide much needed high density housing with the addition of food and drink uses to spend leisure time. A commitment to cycle parking is also excellent. The ground floor space and park are welcomed.                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Y             |
| Sep-23        | Object           | Parking – Too many unnecessary car parking spaces are proposed in a centrally located site, particularly in the context of the Climate Emergency.                                                                                                                                                                                                                                                                                                                                                               | <p>The Proposed Development includes a circa 30% parking provision, with up to 20% of those providing electric vehicle charging points, which reflects the highly accessible location of the Site in terms of opportunities for active and sustainable travel, in line with Core Strategy Policies T1 'Sustainable Transport', CC5 'Transport' and Places for Everyone Plan Policy JP-C8 'Transport Requirements of New Development' and Manchester Residential Guide. This level of provision supports the sustainability ethos of the Proposed Development and the Council's aim of making Manchester a zero carbon city by 2038, further endorsed by Places for Everyone. Furthermore, this is supported by a 1 cycle parking space per residential unit (100% provision), promoting active travel within the area. On-street car parking has been limited, with all resident parking underground, thereby maximising the quality of public realm.</p> <p>The impacts on climate change have been a key consideration to the design of the Proposed Development and best practice has been followed by the design team from the outset in terms of design, layout and function of the buildings. Sustainable design features have been incorporated into the design. Since the submission of the application, this has further been improved with the provision of Air Source Heat Pumps , to ensure the proposals align with Places for Everyone and to ensure the proposals are as energy efficient and therefore have less impact on the environment. The inclusion of an ASHP results in an improvement of 75.11% over Part L of the Building Regulations (2021) for the residential apartments. This is an improvement from the previous submitted strategy (without ASHP) which included a 50.52% improvement over Part L 2021.</p> <p>Additionally, parking provision and associated trips, has been assessed as part of the Highways and Climate Change ES chapters.</p>                                                                                                                                                                                                    | Y             |
| Sep-23        | Object           | Why are there three entrances to the car park – these create an ugly frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>A total of four private car park entrances are proposed for each building, and will be provided at Melbourne Street, Owen Street and Silvercroft Street. The private car park entrances will be secured by a bi-fold security gate arrangement with resident fob access. Separate car park entrances are allow the car parks to be managed independently by the associated building.</p> <p>The proposed design has been developed in consideration of national legislation and has carefully considered inclusivity. The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances (either to the office, restaurant, residential lobbies, and car parking entrance lobbies) can be accessed from flat and level approaches.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Y             |
| Sep-23        | Object           | <p>Departure from the Masterplan – The Masterplan shows that there should be a variety of building heights, most below 30 floors. Residents in Deansgate Square bought their flats on the basis of a lower level scheme being proposed. Those residents will now suffer from a much greater impact in loss of light. The original framework should be honoured as it gave more room for communal greenspaces and light between buildings.</p> <p>Height – The buildings should be kept to under 20 storeys.</p> | <p>The Proposed Development accords with the key objectives of the GJS Framework, as addressed in Table 6.1 of the Planning and Tall Building Statement. Please refer to the submitted Planning and Tall Building Statement ('PTBS'), PTBS Addendum and Design and Access Statement, for further details of the design iteration and alignment with the GJS Masterplan.</p> <p>Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square. Although the Proposed Development will inevitably have a level of impact on surrounding properties, the Assessment found that the effects on sunlight, daylight and overshadowing acceptable in context, including for Deansgate Square, Blade and Three60 towers, when considered against the flexibility with which BRE guidance is intended to be used, the aspirations for redevelopment in the area as set out within the SRF, and acknowledgement that lower levels of daylight and sunlight are to be anticipated in dense, urban areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y             |
| Sep-23        | Object           | High Density – High density stacked apartments result in lots of dead space between buildings which will create windy areas and feel hostile to pedestrians. The buildings are too close together – more space between them is required.                                                                                                                                                                                                                                                                        | <p>The buildings have been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017). At Crown Street Phase 3, the reduction in the number of towers to four, from the five have allowed for the separation distances between the buildings to increase and has also allowed for a public square in the centre of the proposals.</p> <p>1,103 sq. m of commercial space is proposed as part of the Proposed Development. The ground-floor commercial units will contribute towards the level of activity at ground level particularly fronting the new area of public realm. Space is provided for the commercial units to spill out under the podium further activating the space. Ground level activity will also be provided through the creation of a significant quantum of high quality and accessible public realm, which is proposed to be a key pedestrian and cycle route through the Framework area to the City Centre and Hulme. By concentrating the activity to this area, it fosters a safer environment at the human-scale within the public space, with increased natural surveillance.</p> <p>Increasing the quantum and variety of public spaces is set out within the Great Jackson Street Development Framework area and improving pedestrian connections through a linked sequence of those public spaces. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a large number of public transport opportunities within walking distance of the Site.</p> <p>An iterative wind microclimate assessment has been undertaken by WSP throughout the design process of the Proposed Development to ensure that wind conditions are safe and comfortable for their intended use. This has informed the design of the proposals and wind mitigation measures. The assessment confirms that the effects of wind are negligible in and around the Proposed Development.</p> | Y             |

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| Sep-23 | Object | <p>The Green - The Green is welcome, but feels sterile and boring. There is an opportunity for more biodiversity here, with more tree species, urban wilding and perhaps a kid's play park to add some life (see Elephant Park (London), Mayfield and Victoria Riverside for good examples). Residents need a local park/green area – Plot 8 would be ideal.</p>                                                                                                                                                                                                                                                                                                                           | <p>The design of the Phase 3 public space has been carefully considered to provide a transition space between the formalised hard landscape at Deansgate Square and open, more informal park space at Crown Street Phase 2. The more formal lawn proposed at Phase 3 seeks to join these three key pieces of public realm and provide a varied open space offering.</p> <p>The Proposed Development will bring forward a significant amount of high quality accessible public realm, which has been designed to be accessible and welcoming to all members of the public. The public realm will include significant greenery, including shrub and tree planting and will include places for people to enjoy and relax. Currently there is no public realm provided on site.</p> <p>As established within the GJS Framework there is the desire to create several connected public realm spaces, including green links through the centre of the Site. The public realm has therefore been designed to create an informal green space for residents within the neighbourhood and the wider City. Areas of open lawn and informal pathways, in immediate proximity to the commercial units, will seek to encourage users to stop and stay within the area.</p> <p>A total of 27 trees are proposed within the public realm – 17 of which are street trees and 10 of which are formal trees. The street trees will complement the trees already planted on Deansgate Square and Silvercroft Street as a part of previous phases of development, whilst the formal trees will be integral to the core public realm.</p> <p>The simple lawn is the main feature of the space and allows for an open landscape where views can be obtained from the east of the development towards Crown Street Phase 2 park.</p> | Y |
| Sep-23 | Object | <p>Active Frontages - The active frontage around The Green is welcomed but could create a fortress-like development as all the active frontages face inwards, leaving the perimeter of the development 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.</p>                                                                                                                                                                                                                                       | <p>1,103 sq. m of commercial space is proposed as part of the Proposed Development. The ground-floor commercial units will contribute towards the level of activity at ground level particularly fronting the new area of public realm. Space is provided for the commercial units to spill out under the podium further activating the space. Ground level activity will also be provided through the creation of a significant quantum of high quality and accessible public realm, which is proposed to be a key pedestrian and cycle route through the Framework area to the City Centre and Hulme. By concentrating the activity to this area, it fosters a safer environment at the human-scale within the public space, with increased natural surveillance.</p> <p>Increasing the quantum and variety of public spaces is set out within the Great Jackson Street Development Framework area and improving pedestrian connections through a linked sequence of those public spaces. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a large number of public transport opportunities within walking distance of the Site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Y |
| Sep-23 | Object | <p>Rights of Way - 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, as Renaker have precedent at closing off public rights of way.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>The proposed route will be open and accessible 24/7 and will only be partially closed during the construction process. A Traffic Regulation Order (TRO) will be sought for any temporary road closures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Y |
| Sep-23 | Object | <p>Lack of Residential Variety - As with the rest of the GJS masterplan, the residential units being proposed here are all identical. There are no balconies, variation in layouts, townhouses, mews houses or 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 increased safety through natural surveillance. One of the options in the D&amp;A to provide apartments above the podium surrounding the Green would have created a unique and popular set of apartments which would have provided some interest and diversity.</p> | <p>The proposed development comprises 1,746 new homes providing a mix of 1, 2 and 3 bed properties to meet market demand.</p> <p>At ground level, the accommodation has been arranged to have a strong relationship with the new public realm - providing external amenity space for residents. A series of commercial units have been positioned around the square facing the Deansgate Square development. The design of this space has been curated to create an interesting nodal space for both residents and members of the public to relax and spend time in. Internally each building provides internal amenity space that will be delivered to the same high standard as other Renaker delivered building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Y |
| Sep-23 | Object | <p>Appearance - 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed development follows an onerous brief in terms of design quality, incorporating provision of: high quality public realm; amenity spaces; and residential apartment commensurate with other developments within the Framework area and the proposed elevation treatment of the towers has sought to compliment the emerging context of the Framework area. A full design rationale for the development is set out within the submitted Design and Access Statement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Y |
| Sep-23 | Object | <p>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. The new skyscrapers are ruining the essence and culture of the Hulme neighbourhood with the gloomy concrete blocks towering over it.</p>                                                                               | <p>As per above comment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Y |
| Sep-23 | Object | <p>Impact on Historic Environment – The development would have an adverse effect on the setting of the listed School House.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>A detailed Heritage Statement has been submitted with the application that robustly considers the impacts on the significance and setting of the surrounding heritage assets. This concludes, among other things, that no harm to the setting or significance of School House arises from the proposed development. The proposed development has been designed taking into consideration the surrounding historic assets - including the school house and Castlefield Conservation Area through the inclusion of podiums that reflect the historic datum with the materiality being white pre-cast concrete to visually ground the development, in a 'heavyweight' solution representative of the historic buildings in the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Y |

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| Sep-23 | Object | Increase in Traffic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>The Site is located in a highly accessible area and can take advantage of the excellent existing public transport facilities, including both bus and Metrolink, in addition to walking and cycling opportunities, which will therefore provide viable alternatives to travel by car. Whilst the Proposed Development is being built, there will be a number of construction vehicles arriving at the Site each day. The amount of traffic this will create has been predicted to be less than the amount of traffic created by the Proposed Development when it is completed and occupied (operational). The operational impacts of the Proposed Development have therefore been the focus of the assessment with regard to the likely traffic and transport impacts.</p> <p>The results of the assessments demonstrate that, upon full completion and operation of the development, only the Great Jackson Street and Melbourne Street links would experience an increase in traffic of 30% or more. The potential impacts on the Great Jackson Street and Melbourne Street links would result in a magnitude of impact of Neutral to Minor Adverse at a local level which is not significant overall.</p> <p>The Proposed Development will also be supported by the Framework Travel Plan which aims to minimise the number of car trips generated by the development and encourage residents, staff and visitors to use sustainable modes of transport. This sets out a range of initiatives for promoting sustainable transport, as well as the arrangements for managing and monitoring outcomes. In accordance with Transport for Greater Manchester advice, this includes: secure cycle parking; electric vehicle charging; appointment of a Travel Plan coordinator; production and distribution of residential welcome packs; promotion of health benefits of walking, cycling and public transport, through advertisement and supply of information to residents; and car sharing clubs.</p> | Y |
| Sep-23 | Object | Increase in Pollution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The Proposed Development includes a circa 30% parking provision, with up to 20% providing electric vehicle charging points, which reflects the highly accessible location of the Site in terms of opportunities for active and sustainable travel. This level of provision, which is similar to other city centre schemes, supports the sustainability ethos of the Proposed Development and the Council's aim of making Manchester a zero carbon city by 2038. Furthermore, this is supported by a 100% cycle parking provision for the residential element of the buildings.</p> <p>The impacts on climate change have been key consideration to the design of the Proposed Development and best practice has been followed by the design team from the outset in terms of design, layout and function of the buildings. Sustainable design features have been incorporated into the design, including designing to avoid the need for mechanical cooling, low carbon technology such as high efficiency heat pumps, a full electric heating strategy, and capacity for electric vehicle parking.</p> <p>Additionally, the likely GHG emission related impacts have been assessed as part of the Highways and Climate Change ES chapters.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Y |
| Sep-23 | Object | Increase in Noise                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Construction Noise</b></p> <p>The Environmental Statement submitted alongside this planning application outlines the construction method for the Proposed Development.</p> <p>A requirement for a detailed Construction Management Plan will be a planning condition attached to any permission issued by the Council. This plan will need to be issued to the Local Planning Authority and approved prior to works starting on Site. This document will go into more detail on construction traffic mitigation measures, noise, vibration and environmental management.</p> <p>Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to minimise impacts. Further measures include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day, as well as regular contact with local residents and community groups to ensure they are kept up to date with general progress on the Site.</p> <p>It is therefore considered that the temporary issues arising from the construction of the Proposed Development can be suitably addressed through appropriate mitigation to minimise any impact on the occupiers of surrounding properties.</p> <p><b>Operational Noise</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Y |
| Sep-23 | Object | Lack of Infrastructure - No provision for increasing local services, schools, to meet the increased population. The new primary school and GP surgery will be over-saturated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>A Human Health Assessment has been undertaken as part of this planning application and is detailed within the Environmental Statement submitted alongside this planning application. This identifies that the introduction of the doctors surgery at Crown Street Phase 2 will elevate some of the pressure on GPs, in addition there are a number of schools within 1 mile of the Site and a new primary school has been delivered at Crown Street Phase 2. The assessment therefore concludes that the impact on GPs and educational provision is not significant.</p> <p>Please refer to the Human Health Assessment submitted alongside this application for further details in relation to local service provisions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y |
| Sep-23 | Object | Loss of Light - The new buildings will cause loss of natural light from every aspect of the neighbourhood. The rooftop terrace at Deansgate Square is 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square.</p> <p>Although the Proposed Development will inevitably have a level of impact on surrounding properties, the Assessment found that the effects on sunlight, daylight and overshadowing acceptable in context, including for Deansgate Square, Blade and Three60 towers, when considered against the flexibility with which BRE guidance is intended to be used, the aspirations for redevelopment in the area as set out within the SRF, and acknowledgement that lower levels of daylight and sunlight are to be anticipated in dense, urban areas.</p> <p>The proposals are in line with Paragraph 129 (c) of the NPPF, which requires the Council to take a flexible approach in the application of daylight and sunlight policies when considering applications for housing development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y |
| Sep-23 | Object | Loss of Privacy – All existing and approved neighbouring buildings will suffer from reduced privacy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The buildings have been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017).</p> <p>At Crown Street Phase 3, the reduction in the number of towers to four, from the five that were allocated within the 2018 GJS Framework document, have allowed for the separation distances between the buildings to increase.</p> <p>In principle, the GJS Framework supports the development of tall buildings in this location, which has consistently envisaged buildings of scale within this location and has been subject to extensive consultation in its own right. All new development within the GJS Framework area has come forward in line with the principles established in the Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Y |
| Sep-23 | Object | Lack of Affordable/Social Housing – There is a lack of social housing in the whole area and this plan further reduces the opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The Applicant has submitted an updated viability appraisal in support of the application. This will be independently reviewed during the course of the application. This document outlines that it is not viable to provide affordable housing, however a mechanism will be included within a S106 Agreement, accompanying any planning permission, outlining an appropriate trigger for the LPA to review the current position.</p> <p>Through the delivery of a large amount of public space, the Proposed Development is contributing towards a community asset. The space will be maintained by the applicant and management company Zenith, but will be accessible to all members of the public.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Y |
| 23-Sep | Object | Wind - Concern with wind factor assessment in the neighbourhood. 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. It is likely that further mass will cause a canyoning effect. A scheme in Leeds has recently been refused permission on 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. | <p>An iterative wind microclimate assessment has been undertaken by WSP throughout the design process of the Proposed Development to ensure that wind conditions are safe and comfortable for their intended use. These comprehensive studies considered the current wind conditions in the vicinity, as well as Deansgate Square. Please refer to the Wind and Microclimate Assessment chapter within the submitted Environmental Statement for further details.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Y |

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| Sep-23 | Object | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | An iterative wind microclimate assessment has been undertaken by WSP throughout the design process of the Proposed Development to ensure that wind conditions are safe and comfortable for their intended use. These comprehensive studies considered the current wind conditions in the vicinity, as well as Deansgate Square. Please refer to the Wind and Microclimate Assessment chapter within the submitted Environmental Statement for further details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Y |
| Sep-23 | Object | Structural Safety – Is it wise to build so many towers at the same location, given their combined weight? Could you also show us the studies that should have been carried out with regard to earthquakes in the region of Manchester? About fifteen years ago, the region was subject to a 4.8 magnitude earthquake, which is not negligible. Have centenal and millennial simulations been carried out to be on the safe side, and also considering all the towers that will be built, at the same time, and not individually?                                                                                                                                                                             | All the towers are founded on the underlying sandstone which lies beneath most of Manchester and the Northwest. The zone of pressure under each tower does not interact with the any of the adjacent towers.<br><br>The British Geological Society classifies the UK as 'Low' to 'Very Low' with respect to Seismic activity. As a result, there is no requirement for seismic design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Y |
| Jun-24 | Object | Impact on the already dire situation of unaffordable housing in our area with 30% increase in rent. This trend is unsustainable and unjust, as it pushes long-term residents out of their homes and deepens the divide between the haves and the have-nots.<br><br>The proposed skyscrapers will significantly impact the character of our neighbourhood, which is characterized by historic and listed buildings like mine (School House). The towering structures will overshadow and encroach upon the unique architectural heritage of our area, irreversibly altering its identity.<br><br>Overdevelopment and overcrowding.<br><br>Impact on the view from Hulme Park.<br><br>Noise pollution<br><br>. | The impact on property values is not a planning consideration.<br><br>A Heritage Statement has been submitted with the application that considers the impact on surrounding heritage assets. This concludes that the proposed development has a negligible impact on the School House. The proposed development has been designed taking into consideration the surrounding historic assets through the inclusion of podiums that reflect the historic datum with the materiality being white pre-cast concrete to visually ground the development, in a 'heavyweight' solution representative of the historic buildings in the area.<br><br>Within the 2018 Great Jackson Street Framework, the Site was located within the allocated areas of Plot C and Plot E. The Framework proposed five buildings at the Site, which were proposed to be 32, 18, 26, 27 and 21 storeys each. It should be noted that in 2018, separate proposals were being progressed by another developer for Plot E, therefore the Framework represented those proposals. Only through the Applicant's investment and acquisition of Plot E of the GJS Framework and Gaddum House is there now an opportunity to combine Plots and create a proposal that maximises placemaking and public spaces. The Proposed Development will now comprise two 51-storey and two 47-storey towers, rather than five towers. This design move results in a more deliverable proposal and delivers substantially greater public benefits at street level, due to the extensive usable public realm and enhanced pedestrian and cycle connection through the Site.<br><br>A Townscape and Visual Impact Assessment is submitted alongside the planning applications. The Assessment examines the impact that the Proposed Development will have on the townscape character of Manchester city centre focussing on those areas immediately surrounding the Proposed Development in particular, including Hulme Park. The Assessment concludes that the impact on the view from Hulme Park is minor beneficial. The reason why the effects are judged to be beneficial in nature is primarily due to the surrounding character of the townscape into which the Proposed Development fits. The Proposed Development merges into the Great Jackson Street Framework in a consistent, almost seamless way, with subtle differentiation between the towers that improves the visual diversity, composition and townscape character.<br><br>The Environmental Statement submitted alongside this planning application outlines the construction method for the Proposed Development. A requirement for a detailed Construction Management Plan will be attached to any Decision Notice issued by the Council. This will need to be issued to the Local Planning Authority and approved prior to works starting on Site. This document will go into more detail on construction traffic mitigation measures, noise, vibration and environmental management.<br><br>Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to minimise impacts. Further measures include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day, as well as regular contact with local residents and community groups to ensure they are kept up to date with general progress on the Site. It is therefore considered that the temporary issues arising from the construction of the Proposed Development can be suitably addressed through appropriate mitigation to minimise any impact on the occupiers of surrounding properties.<br><br>In regard to operational noise, any external noise impacts from plant will be managed in line with the City Council's policy so as not to disturb residents. As such, there will be no impacts from noise on surrounding residential amenity. | Y |
| Jun-24 | Object | Transport comments including:<br><br>Concerns relating to increased traffic in the area, street size and overcrowding.<br><br>Comments in relation to barriers and red lines no longer being in use at Owen Street and concerns about pedestrian safety.<br><br>Concerns relating to pedestrian safety due to proposed additional car park entrance on Owen Street and increased vehicular movement generated by this.<br><br>Comments on subsequent increased levels of air and noise pollution.                                                                                                                                                                                                            | The proposed development will also be supported by the Framework Travel Plan which aims to minimise the number of car trips generated by the development and encourage residents, staff and visitors to use sustainable modes of transport. This sets out a range of initiatives for promoting sustainable transport, as well as the arrangements for managing and monitoring outcomes. In accordance with Transport for Greater Manchester advice.<br><br>The barriers on Owen Street are not currently present, although red lines are still in place. Adherence to these parking restrictions and vehicular access in general is managed by 24-hour security presence.<br><br>There are physical measures in place such as trees, street lighting and furniture along Owen Street that prevent vehicles encroaching onto the footway presently. Furthermore, pedestrian and cycle provision will be enhanced as a result of this development, with improvements across both plots as summarised in Section 4.3 of the Transport Assessment submitted as part of the planning application.<br><br>Vehicle demand for the proposed loading bays and drop-off areas has been based on Trip Rate Information Computer System (TRICS) data for servicing vehicles. TRICS is the industry standard system for assessing trip rate generation across the UK and Ireland. Similar sites in size, nature and locations were chosen to provide data for this study. This methodology and the outcome of the study prepared to support this planning application has been accepted and approved by Manchester City Council Highway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Y |
| Jun-24 | Object | Comments in relation to increased congestion, particularly at Deansgate Square turning circle, due to increased deliveries and taxi use.<br><br>Comments in relation to the ownership of apartments and owner-occupier numbers being a low proportion of residents.<br><br>Comments on the impacts of tenure on petty crime rates in the area, particularly in relation to drug-use and the exacerbated impacts with increased development in the area.                                                                                                                                                                                                                                                      | The proposed housing mix and apartment size have been designed to provide inclusive accommodation for a range of residents. GMP has been consulted as part of the proposals and a Crime Impact Statement is submitted with the application. A condition will be applied to any consent requiring compliance and GMP approval of the development. The Applicant is committed to providing a safe environment and has 24 hr management and security in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Y |

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| Jun-24 | Object | <p>Impact of Daylight, Sunlight and overshadowing at Deansgate Square including:</p> <p>Figure 16 in GIA report shows that west facing side of the north tower, will be left with low level lighting. Concerns this will be the case for the West side of East Tower as well.</p> <p>Concerns about other surrounding development in the Jackson Street SRF area and the impacts on daylight for 2/3rds of apartments.</p> <p>Concerns over number of figures included and views / buildings analysed.</p> <p>Concerns around the microclimate impacts on the rooftop garden at North Tower and therefore, impacts to green space and facilities.</p> <p>Comments in relation to residents purchasing apartments based on a certain level of daylight and sunlight.</p> <p>Concerns that the proposals are taller than the GJS Framework and marketing information.</p> | <p>Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square. Although the Proposed Development will inevitably have a level of impact on surrounding open space, the Assessment found that the effects on sunlight, daylight and overshadowing acceptable in context, including for Deansgate Square.</p> <p>All of the potentially affected windows and rooms in the surrounding properties have been assessed. Including windows and rooms that face away from the proposed development would inflate the overall compliance figures incorrectly, so only those which face the proposed buildings and have potential to be affected are included in the assessment. Additionally, the consented buildings in the area are included in the assessment to understand the cumulative impact on the surrounding residential properties once all are constructed.</p> <p>Additionally, an iterative wind microclimate assessment has been undertaken by WSP throughout the design process of the Proposed Development to ensure that wind conditions are safe and comfortable for their intended use. These comprehensive studies considered the current wind conditions in the vicinity, as well as Deansgate Square.</p> <p>The impact of the Proposed Development on existing private views and investment, is not a planning consideration. Nonetheless, the orientation and shape of the proposed floorplate have been carefully considered, allowing views around the tower and in order to protect residential amenity levels.</p> <p>In relation to the Deansgate Square Roof Terrace, The structural planting of Taxus baccata (Yew), Carpinus (Hornbeam) and Ilex crenata (Japanese Holly) are all tolerant of Semi-Shade environments. Therefore, will continue to grow and thrive as the masterplan develops. If required the Applicant, as part of their ongoing management will look at solutions to address any microclimate changes if they occur.</p> <p>The proposals' compliance with the Great Jackson Street Framework is considered in detail in the Planning Statement Addendum and the Design and Access Statement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | Y |
| Jun-24 | Object | <p>Impacts of reduced daylight on current green spaces in terms of accessibility, biodiversity and social impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on all open space. Although the Proposed Development will inevitably have a level of impact on surrounding open space, the Assessment found that the effects on sunlight, daylight and overshadowing acceptable in context.</p> <p>The sunlight assessment of New Jackson Park and the area immediately adjacent to the school shows that the park will receive sunlight levels in accordance with the BRE target criteria, and the proposed development will have only a very minor effect on the levels of sunlight it will receive once constructed.</p> <p>The landscape design for the Park that has been delivered at Crown Street Phase 2 has taken into consideration impacts on daylight and overshadowing - The slender form of Crown Street 360, The Blade alongside the slender form of proposed tower at Plot D will allow the sun to traverse the blocks and allow light into the park at varying times of the day, in a similar manner that it does now in the context of the 360 and Blade development. The movement of the sun pattern across the existing park setting creates animation and pockets of activity in different areas throughout the day, which is considered to add to its character. The introduction of Crown Street Phase 3 and Plot D will have some impact on the park but with the position of the buildings to the east and southeast it is considered that the changes to the park are most likely to be in the morning only. The park planting has a mixture of planting types with a selection of Shade and Semi/Shade species with the selection of a pioneer tree species that can survive in mixed light levels and climatic conditions. Birch trees were selected for their light canopy and striking white stems to create a light and airy feel to the park and to avoid creating large / dense shade patterns.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Y |
| Jun-24 | Object | <p>Concerns in relation to proposed sunlight, daylight levels and the impacts on the primary school at Crown Street, particularly the play area and the impact on the wellbeing of the students.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Low baseline levels are key to understanding the true impact of the proposed development on the school. The actual reductions in daylight are very small, but they are proportionately much greater given that some areas receive lower than recommended levels of daylight without the proposed development. Notwithstanding, the more substantial reductions in daylight are to the office areas. Only three classrooms are affected by the proposed development and all of them experience minor reductions in daylight against the BRE targets.</p> <p>The play area is unaffected by the proposed development. The play area is located to the south west of the proposed development, so it will not cast any shadow on this area as the sun moves throughout the day to the south of the site. The play area is also screened by Blade so only part of Crown Street Phase 3 will be visible from it, and this is located to the north west so cannot shadow the play area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Y |
| Jun-24 | Object | <p>Impact on privacy at Deansgate Square residents and Roof Garden amenity and privacy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The buildings have been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017). At Crown Street Phase 3, the reduction in the number of towers to four, from the five have allowed for the separation distances between the buildings to increase and has also allowed for a public square in the centre of the proposals - increasing the access to public space for all residents and members of the general public in the surrounding area.</p> <p>In principle, the GIS Framework supports the development of tall buildings in this location, which has consistently envisaged buildings of scale within this location and has been subject to extensive consultation in its own right. All new development within the GJS Framework area has come forward in line with the principles established in the Framework.</p> <p>The proposed development follows an onerous brief in terms of design quality, incorporating provision of: high quality public realm; amenity spaces; and residential apartment commensurate with other developments within the Framework area and the proposed elevation treatment of the towers has sought to complement the emerging context of the Framework area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y |
| Jun-24 | Object | <p>Comment in relation to loss of padel courts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The padel courts were proposed as a temporary meanwhile use whilst the rest of the masterplan area was developed. As such, these were not proposed as a permanent use for the site and no permanent consent has not been sought nor granted by the Local Planning Authority. However, the Proposed Development will bring forward a significant amount of high quality accessible public realm, which has been designed to be accessible and welcoming to all members of the public. The public realm will include significant greenery, including shrub and tree planting and will include places for people to enjoy and relax.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Y |
| Jun-24 | Object | <p>Concerns relating to increased temperatures caused by 'urban heat island' effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>The impacts on climate change have been key consideration to the design of the Proposed Development and best practice has been followed by the design team from the outset in terms of design, layout and function of the buildings. Sustainable design features have been incorporated into the design, including designing to avoid the need for mechanical cooling, low carbon technology such as high efficiency heat pumps, a full electric heating strategy, and capacity for electric vehicle parking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Y |
| Jun-24 | Object | <p>Comments on the revised viability assessment including:</p> <p>Revised viability assessment complies with the relevant guidance</p> <p>Public Realm Cost and attribution of external services</p> <p>Use of Benchmark Land Value in Assessment</p> <p>Level of developer profit and compliance with Core Strategy Policy EN2</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>A full Viability Assessment has been submitted with the application by Roger Hannah in line with the Guidance set out in the National Planning Policy Framework (NPPF) and the Planning Policy Guidance (PPG) on Viability. It also follows the requirements of the RICS for Surveyors dealing with Viability in Planning. This replaces and supersedes the previously submitted viability assessment. The full viability assessment has been provided on an open and transparent basis and is the subject of public consultation. It will also be the subject of an independent review by the Council, the contents of which will also be made public.</p> <p>A full breakdown of costs is included and a cost plan has been produced by Edmund Shipway. The cost plan states that external services, are within the public realm cost heading, however, it is agreed that these costs are standard building costs and do not contribute to the public realm provision as identified in the cost plan. Notwithstanding this, the conclusions of the Viability Assessment remain. In regard to the proposals' public realm contribution noted within the Viability Assessment, it is clear that this relates to the onsite provision of public realm improvements. This is not a financial contribution and does not form part of any S106 proposed to be entered into in connection with the application. Furthermore, in line with the relevant PPG guidance, benchmark land value has been used rather than the purchase price.</p> <p>In terms of Core Strategy Policy EN 2 'Tall Buildings' the policy states 'It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable'. This is to ensure that sites with planning permission for tall buildings are not left unimplemented, therefore having an impact on land values and developability of other sites, which could hinder the regeneration of an area. To reiterate, the financial viability appraisal assumptions are in line with the Guidance set out in the National Planning Policy Framework (NPPF) and the Planning Policy Guidance (PPG). In applying these assumptions, the financial viability appraisal results in a level of developer profit that is below the identified target margin for the scheme. Notwithstanding this, the developer profit is deemed acceptable to the Applicant, who has an extensive track record of delivery within the New Jackson area and elsewhere in the City. The Viability Assessment notes on this point 'As a developer it is their prerogative to take a commercial view on this, and their exemplary track record of delivery would suggest that this scheme can be completed.' As such, it is considered that Policy EN 2 is fully complied with.</p> | Y |