Outlook

## Developments

**From** Ross Steven [redacted]
**Date** Thu 01/10/2026 10:19
**To** Jennifer Atkinson [redacted]

Hi Jennifer,

Hope you are well. As I am sure you are aware, there have been a number of emails to object to both the planning for the IQ and Sister developments on the border between Piccadilly and Ardwick.

I usually forward these voices to yourself and add my opinion that this means a closer scrutiny is important, but in this case, I directly add my objection to these proposals for many of the reasons my constituents have already explained, but especially:

- The detrimental effect on one of the only green spaces in my ward (Sackville Gardens) which represents the heart of the Gay Village.
- The fact that there is serious risk of creating a significant wind tunnel effect.
- The fact that an estimated 7,000 new residents will be moving to the area and expected to use the existing facilities. This is not sustainable.
- The probability that these will be used as expensive, potentially Air BnB's in the of-season and I cannot see any claim of them being affordable for the students themselves during term time.

I am in no way opposed to new developments, or indeed density in city centre, but having such enormous buildings which do not supply social housing and will greatly increase the pressure on local services while potentially damaging the area - most buildings sit between 6-10 stories with these developments growing up to 3x as large.

Many thanks,
Ross

Councillor Ross Steven (He/him) Pronouns.org Resources on Personal Pronouns

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