

Comments for Planning Application 142535/FO/2025

Application Summary

Application Number: 142535/FO/2025

Address: 140 Great Ancoats Street Manchester M4 6DU

Proposal: Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works.

Case Officer: Lucy Harrison

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this development on a number grounds:

1. The buildings exceed the maximum height in the Development Framework. It makes a mockery of having such a framework if these heights are not enforced.
2. Narrow footway on Store Street. The section of footway adjacent to the development is shared use for cycling and is already sub-standard width (below 3m). The introduction of a high retaining wall worsens the situation. The opportunity should be taken to create more generous walking and cycling space adjacent to the development inline with the Council Active Travel Strategy.
3. Wind - the section of Old Mill Street is already uncomfortable for walking due to wind effects of existing buildings. The report provided with this application for this development makes clear further exceedances in wind will be created, this therefore should be a reason for refusal until fully mitigated.