

FAO: Lucy Harrison
Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2025/124961/02
Your ref: 142535/FO/2025
Date: 20 October 2025

Dear Lucy,

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2NO. NEW BUILDINGS PROVIDING UP TO 758 APARTMENTS (USE CLASS C3), CLASS E FLOORSFACE (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.

140 GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Thank you for consulting us on the above application on 25 September 2025.

Environment Agency Position

We have no further comments to add to our letter dated 19 May 2025, our reference SO/2025/124961/01. Please see copy attached.

--

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,



Planning Advisor

Team e-mail SPPlanning.RFH@environment-agency.gov.uk