

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed towers of 33 & 47 storeys are grossly disproportionate in size and their drab contemporary look is juxtaposed to Ancoats' historical neighbourhood character.

Putting a 50-storey skyscraper opposite Oxygen on narrow Store Street is thoughtless. The towering 50-storey block will overshadow Oxygen, deny us natural light in our home and disrupt the community. The development will also tower over us allowing new residents to look straight into our homes. Many Oxygen apartments [REDACTED] will be stared into by hundreds of new residents in the neighbouring tower overlooking us, destroying our privacy and forcing us to keep blinds & curtains drawn. 758 new apartments means hundreds of additional cars in our immediate area clogging up already congested parking in the area leading to illegal parking, more accidents and more delivery vehicles raising safety issues. The plan does not cater for disabled parking or access which seems inconsistent with council policy. The scale of this development will also dramatically increase traffic and noise. The construction so close to Oxygen will be horrendous with years of foundation work, loud noise, dust, and heavy vehicle traffic. Even after completion the scale and increase of potentially 1500 new residents plus businesses will cause a surge in traffic, taxis, service vehicles and delivery. In summary, the proposed plan will devastate our neighbourhood. The buildings are too tall, too dense, out of character in Ancoats, and will invade our privacy, deny light and jam up our streets. Please show empathy and require these plans to be scaled down significantly.