

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: The proposed plans show two massive towers with the smaller of the two being of a similar height to the current tallest building in the area and the larger being far taller than anything else nearby.

These huge towers would negatively impact the appearance of the area, drastically reducing sunlight as listed in the sunlight report which shows multiple failures for large reductions in lighting for existing buildings. The sunlight report also fails to take into account the public park currently under construction which as the site of this proposal is South of the area would cause the new park to be eclipsed in darkness.

The proposal would also have overlooking concerns as the building A plans would be built next to the Oxygen building with only the width of the road between the two encroaching on the privacy of residents of the building and due to the height of the buildings would have similar issues with many other apartment buildings in the area.