

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: Dear Lucy

While I fully support the development of the site, the height of building A (henceforth BA) is simply too tall. The charm of this area was borne from the industrial buildings which have a better human scale, and it definitively distinguishes itself from places like Deansgate for this exact reason. There are currently many accepted applications for very tall buildings, namely Port St and the Retail park (Digital Campus) but this building is far too tall, not respecting the identity of the area (please see page 52 and 100 of the Design and Access Statement).

Separate to this, I reiterate that the development of this site is welcomed, and the inclusion of more green space is **highly** appreciated, thank you. The final facade design of Building A is a shame, I believe it would age quickly and seems like a poor interpretation/reference to the industrial style. Most people I know who live in the area consider Oxygen to be an eyesore and BA final style seems to be too similar. I think the style of BA on page 45 is more elegant, similarly the style of Building B on page 47 (pre-planning meeting) is equally stunning and would be a highly complimentary addition to the area.

Many thanks for your assistance.