

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: I object the planning application for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street which consists of the construction of two residential towers (50 and 26 storeys).

[REDACTED]. I, along with the other residents, will be severely affected by this scheme if it proceeds in its current form. The new tall building tower, particularly the 50-storey block, has no design setback and will be positioned just metres away from existing homes in Oxygen. The proposed development intensity is out of scale thus incompatible with the neighbourhood. The proposed building height is excessive and intrusive from the visual aspects. The tall building tower immediately facing Oxygen will result in severe blockage of sunlight and also narrowing the airflow at the road and lower levels. The development scheme should be reviewed and redesigned with more setback from the existing neighbourhood buildings and lower in building heights to be compatible with the neighbourhood. Consideration in building block design could also be swapping the taller building with the lower building directly facing Oxygen.

I appeal to the Council to listen to our voice and reject the current planning application with such excessive intensity of building design and forms.