

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 Planning committee,

Based on the proposed plans I want to raise concern/ask if there's been any consideration of the wind tunnel effect that will be created between the new 55 storey building on the corner of store street with Oxygen Tower opposite. [REDACTED] I have experienced there are already strong wind tunnel effects some days down the length of store street which I believe will be exacerbated by the current proposal and might pose a threat to both property and people. Store street is positioned from a SW-NE direction, aligning with the prevailing wind direction in the UK (source: <https://www.metlink.org/wp-content/uploads/2021/05/wea.301.pdf>). The topology of existing buildings to the SW means that above ca. 6 storeys there is little to prevent strong winds hitting Oxygen Tower. With the new proposal this could eddy and cause issues on store street/great ancoats street due to the proximity of the new 55 storey building. These dynamics have recently been in the news with the dust devil across the road on the site being developed into a technology offices hub (Source: <https://www.bbc.co.uk/news/articles/c1j5r9d621ko>).

Have the developers fully considered the impact of the new building considering the surrounding topology? We should avoid the situation from Leeds at Bridgewater place which resulted in requiring significant further investment and development work (Source: <https://news.leeds.gov.uk/news/bridgewater-place-restrictions-may-be-lifted-after-wind-solution-testing#:~:text=Leeds%20City%20Council%E2%80%99s%20executive%20board%20will%20tomorrow%20%28October,scheme%20has%20been%20demonstrated%20to%20have%20been%20e>

ffective.)

Thankyou for the opportunity to contribute and I look forward to seeing how this progresses.

Best wishes

[REDACTED]