

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: Manchester City Council Planning

Objection to Planning Application 142535/FO/2025

Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here. Apart from the property values being affected due to the complete loss of privacy and light the impact to the mental health of the people living in oxygen tower will be immense. The loss of light in a country that already suffers from seasonal affective disorder is already known and this tower is so tall that it will actually block out any direct sunlight the western and southern apartments currently get. As you know Manchester particularly suffers from adverse weather with reduced sunlight. And any apartments that are facing Oxygen tower below the 32nd floor will be affected causing issues with any residents that buy on this development.

This development is an absolute over development - built to maximise the profit of a few people that clearly do not give anything back to the community. This is obvious from the proposed plans which buttresses directly up to the pavement which will cause an imposing overlooking monstrosity. That the development is being marketed as high end apartments and there is no

social housing that is required. I am sure they have promised to build affordable housing out of town centre where it is less useful than the men and women of Manchester that need them and that work daily to maintain the functioning of the city. Also the fact that the tower development notifications were "Accidentally" not sent to the local residents in a reasonable time (or at all) when there was the ability to make objections to it that would have had more influence shows the immoral nature of the developers. On top of that the development keeps growing higher and higher to a point that is not inline with the local area. Oxygen tower is the tallest tower in the local area and will be completely overcast by the gigantic cash grab of a development that has been proposed. Even the penthouse apartments will not have access to direct sunlight as the developer has changed their plans to include another dozen or more stories!

Privacy is a huge concern. The tower development being shown to buttress directly up to the pavement means it will be a stones throw away from apartments that have enjoyed the view of the beautiful city at night. This beautiful view will be replaced by building work and noise for the development (Which will go on for years as a staggered development) and replaced with the bedrooms of strangers who in turn will have direct and immediate views into our private refuges.

The access road in Ancoats is already one of the busiest in Manchester and a development that will cause issues to the traffic and will also cause more cars to be parked in the local area where there already isn't enough parking. The local parking is used by commuters and is full. As much as we would love to live in a society that can use public transport it unfortunately does not exist. The development does not appear to have sufficient parking for even a small percentage of the potential occupants and will strangle the local community and cause a huge impact on the current throughput that Great Ancoats Street already struggles which will be struggling already when the new government development on the previous retail space that is being currently built (used to be toys'r'us and JD sport etc)

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here and 45 stories would be way over the local areas current developments just showing that the developer is only trying to cram as much into a limited space without the thought of the local community with no consideration to keep the property inline with the aesthetics of the area.

This development needs a complete rethink. It needs to be a less imposing development inline with the local buildings and not creating a monstrosity that removes other local residents access to light, parking and includes affordable housing, and shows care for people already living in the area. It needs to have parking sufficient for the small percentage of people that will be buying the apartments (they are high end apartments and the wealthier members of the community will have cars even though there is no parking

Thank you for considering my view.

Yours faithfully,

[Redacted]

[Redacted]

[Redacted]