

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: [REDACTED] which is located in close proximity to the proposed new development consisting of two buildings-one 50 floors and the other 25 floors at Stockton Furniture. I wish to formally object to this development as detailed in Planning Application 142535/FO/2025.

My main concerns are as follows:

1. Excessive Height and Overbearing Impact:

My building (Oxygen Tower 1) is a 32-storey building, and I am deeply concerned that the proposed 50-floor tower, along with the 25-floor building, will significantly overshadow my property. The disproportionate height and massing of the new development will not only block natural light but also negatively affect the views and privacy of existing residents. Furthermore, the report of "Daylight & Sunlight assessment has already shown Oxygen Towers will end up having a VSC of below 20% in most cases and below 10% in some cases, which should be of critical concern for city planning. Please do not accept the developer's justification of "mirrored massing", which is dubious and controversial.

2. Loss of Amenity and Sunlight:

The close proximity of such tall structures shall result in a substantial loss of daylight and sunlight to my apartment and those of my neighbours. This will severely diminish our quality of living.

3. Heavy burden on Local Infrastructure:

The addition of two large residential buildings in such a densely populated area raises serious concerns about further pressure on already overstretched local infrastructure-including roads, public transport, schools, and healthcare facilities.

4. Incompatibility with Neighbourhood Character:

The scale and design of the proposed towers are not in keeping with the existing character of the neighbourhood, which comprises buildings of more moderate height. Such a development would set an unwelcome precedent and alter the area's established skyline.

I respectfully urge the Council to consider these points seriously in your deliberations. I believe that the height, massing, and proximity of the proposed buildings are excessive and inappropriate for this location. I request that alternative proposals, more in keeping with the existing neighbourhood and considerate of current residents, be explored.