

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] and I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light - which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Best regards

A solid black rectangular box used to redact the signature of the sender.