

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] writing to object to the proposed development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. My objections are based on material planning considerations focused on the issues of design and townscape impact, loss of privacy/overlooking, parking and highway safety, traffic congestion and noise, and provision for disabled access. Each of these concerns is detailed below, supported by recent planning policies and examples from similar Manchester city centre decisions. I urge the Council to refuse this application in its current form.

The proximity and positioning of the new towers would lead to severe overlooking of existing homes, particularly Oxygen Tower. The plan places a 50-storey residential wall of windows just across narrow Store Street, directly facing the Oxygen Tower's apartments at close range. This raises serious privacy concerns. Dozens of new apartments would look directly into the windows and balcony spaces of Oxygen's residents, eroding the sense of privacy in one's own home - a fundamental residential amenity. The separation distance between facing windows is extremely small for buildings of this height; Store Street is a relatively narrow road, meaning the new tower could be only tens of meters away from

Oxygen Tower. Such tight spacing is well below typical guidelines for privacy distances in high-rise developments (for example, one rule of thumb suggests ~20m+ between habitable-room windows, which this scheme likely breaches). The result would be a pervasive "fishbowl" feeling for current residents, who would have hundreds of new neighbours' eyes able to peer into their living space. In addition to direct overlooking, the development's scale would cause loss of natural light to

nearby dwellings. With a 50-storey block immediately to the west/south-west of Oxygen Tower (and much taller), it is inevitable that daylight and sunlight to Oxygen's lower and mid-level flats will be reduced, especially in the afternoon and evening. A local resident's consultation response noted that the narrowness of Store Street and the closeness of the proposed tower to Oxygen Tower would cause "loss of light and privacy" for existing residents . This loss of light could be significant - yet the application has not publicly demonstrated compliance with BRE daylight/sunlight standards for surrounding properties. Overshadowing of Oxygen's amenities (and of other nearby buildings and public realm) is therefore a major concern. Diminished daylight can impact residents' quality of life and even energy usage (lights on during the day, etc.), which are material planning considerations. Furthermore, the sheer number of new units (758) means increased noise and disturbance facing existing residents. Many of those new apartments will have balconies or windows that, when open, could project noise (music, voices, etc.) toward Oxygen Tower. The proposal also includes 45,000 sq ft of commercial space, potentially including cafes or other evening uses, which could generate noise audible to neighbours. With the towers so close, sound could carry and echo between the buildings. Residents during the framework consultation feared "noise nuisance" as a result of the tower's proximity . While some level of city centre noise is expected, this development would bring an unusually intensive concentration of people into a small area, amplifying activity right beside an existing residential tower that until now had an open aspect. This raises the prospect of increased late-night noise, loss of peace, and general disturbance for Oxygen Tower occupants - impacts that are material in planning terms (falling under residential amenity). In summary, the proposal compromises the privacy and comfort of existing residents to an unacceptable degree. The Council has a duty to protect the amenity of established homes when assessing new development . As it stands, the scheme would result in a severe overlooking intrusion and notable loss of light for Oxygen Tower (and possibly other nearby dwellings), contrary to good planning practice. This is a strong ground for refusal or substantial redesign (for example, reducing height and re-siting the towers further from Oxygen, as even residents suggested)