

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: [REDACTED] objections are as follow:

Design, Appearance & Materials: The proposed towers lack character and are grossly out of scale with the area. Their generic, oversized design is visually unappealing and does not complement Ancoats' historical neighbourhood character.

Placing a 50-storey skyscraper side-by-side with Oxygen on narrow Store Street defies logic, overwhelming the streetscape. The towering 50-storey block would overshadow Oxygen, reducing natural light for our homes and disrupting the area's harmony. Simply put, these structures are out of place and do nothing to enhance our community's identity.

- Overlooking & Loss of Privacy: A development of this scale so close to Oxygen means direct overlooking into our homes. Many Oxygen apartments (and even our communal areas like the terrace or podium) would be stared into by hundreds of new windows from the facing towers. This extreme proximity destroys residents' privacy - our living rooms and bedrooms could be on display. No one wants to have their curtains drawn 24/7 just to feel comfortable at home. The height and placement of the buildings would also create significant loss of privacy for Oxygen residents, an important factor the Council cannot ignore.

- Parking & Highway Safety: 758 new apartments = potentially hundreds of additional cars in our immediate vicinity. Parking is already severely limited around Oxygen, and Great Ancoats Street and Store Street are often busy. This development would massively strain local parking availability - where will all these new

residents (and their visitors) park? Overflow parking could flood onto our surrounding streets, leading to illegal parking or blocked driveways. More cars and delivery vehicles also raise road safety issues: increased traffic on narrow local roads means higher risk of accidents and dangers for pedestrians (including children and elderly residents). Our area's roads and junctions simply cannot safely handle the extra vehicles this project would bring.

- Disabled People's Parking: We are particularly concerned that the proposal does not provide sufficient disabled parking and may even displace existing accessible bays.

Oxygen has residents and visitors with disabilities who rely on close parking.

Inadequate provision for disabled parking is a serious flaw - it means those with mobility issues could be left with nowhere convenient to park, drastically reducing their ability to live independently or visit the area. Any loss of dedicated disabled parking or failure to include it in the new development would hit our disabled residents hardest, which is unacceptable and a valid ground for objection. The plan needs to ensure accessible parking is protected and expanded, not curtailed.

- Traffic, Noise & Pollution: Such a huge development will significantly increase traffic and noise in our neighbourhood. During construction, expect years of loud noise, dust, vibration, and heavy vehicle traffic right next door - disrupting our sleep and daily life. After construction, 758 new apartments and large offices mean a permanent surge in cars, taxis, service vehicles and delivery vans on Great Ancoats Street and Store Street. This will lead to constant noise, congestion, and worsened air pollution (exhaust fumes) in an area that already struggles with traffic. The tranquillity and air quality around Oxygen will deteriorate. Increased noise levels - both from construction machinery and later from hundreds of new residents - will impact our quality of life day and night. And let's not forget, more traffic congestion also means buses and emergency vehicles find it harder to get through. These environmental impacts (traffic, noise, air quality) are serious concerns for our health and safety.

In summary, the development as proposed would have devastating effects on our living conditions and neighbourhood. The buildings are too tall, too dense, and completely out of character for Ancoats. They would rob Oxygen residents of privacy and light, jam up our streets with traffic and parked cars, and make our area noisier and less accessible (especially for those with disabilities).

We are not opposed to development - we understand new investment can bring benefits. However, any new project must be proportionate and respectful of the surrounding community. This proposal, unfortunately, appears driven solely by maximising profit by cramming in as many units as possible, with little regard for the impact on existing residents