

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: I have no issue in principle with the site being developed, however, I do have major concerns about the height and size of the proposed building(s). Oxygen Tower was already too tall and we shouldn't have buildings higher than that on Great Ancoats Street. Oxygen steals sunshine when we do have bright days in winter. Having another tower even higher than that will make the daylight situation worse, between October and April, especially as a public "park" is being planned on the site of the former Central Retail Park. Will this be even more in the shade because of yet another huge tower?

It's also a worry that 758 apartments are being proposed, as that is potentially more than 2000 extra residents for this neighbourhood. When you combine those with the new arrivals from the recently-completed and yet-to-completed tower blocks in Piccadilly East - along with all the new residents from the New Islington/Ancoats area - there is a huge influx of additional residents over the past decade (myself and my partner included).

I appreciate the draws of "city living", but there is nowhere near enough provision in this area for all the necessary healthcare, greenery, schools, supermarkets etc that these new, let alone existing, residents require.

I would urge councillors to please consider these issues - and the other valid worries that others are raising about this application - before allowing a scheme like this.

At the very least it should be reconsidered and scaled down and put back before the planning committee.

Thanks,

[REDACTED]