

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: I am writing to formally and strongly object to the planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two large residential towers, directly opposite the the Oxygen Tower. In its current form, this development will severely affect me [REDACTED]

My objection is based on a number of material planning concerns, including: unacceptable loss of daylight, the building will be unsightly and out of proportion to the rest of the built environment, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, congestion, inadequate disabled access, not affordable housing, and the utter lack of proper engagement from the developer.

The proposal prioritises height and density over community wellbeing. The council should protect the area from the impact of this inappropriate new development that would harm the character of the landscape. This development if approved would cause long-term, avoidable harm to the whole residential community in the area.