

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: To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 - Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to formally and strongly object to 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 residential towers (50 and 26 storeys). [REDACTED]

[REDACTED]

I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of material planning concerns, including: unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design.

I have found some of the documents impenetrable but from what I understand it will lead to:

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a "high magnitude", with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the mid-teens or lower. Some will fall into single digits.

These levels fall well below the BRE Guidelines (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels - a drastic and deeply harmful change.

To justify this, the developer has used a theoretical "mirror building" (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an imaginary building that has never existed. It's a convenient fiction, designed to downplay the real impact on our homes.

If the Council accepts this logic, it will be complicit in manipulating planning guidance to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a permanent sense of being overlooked - a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height

I have been led to understand that this exceeds the councils own cap of a 45 storey building in this neighbourhood.

Finally, I am very concerned over parking in the neighbourhood. Spaces are a premium. The local multi-storey carpark has no permits left for monthly subscription. This is only going to put further pressure on people who live and work throughout Greater Manchester.

I hope these concerns are taken seriously and my concerns are listened to.

Regards,

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