

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: This adds nothing to the neighbourhood. It's yet another cash grab by developers. 750 new flats piled high with no car parking is reckless beyond belief, and will put huge pressure on already limited neighbourhood parking options. Likewise the addition of so many new flats with so little outdoor space. No sooner are the local residents supposed to be grateful for the crumbs left of central retail park, which if we're being honest is just an elaborate footpath, than this monstrosity arrives across the road. Is any light going to reach that 'park'? And it's another, what, 1,500 people without a scrap of usable outdoor space who'll be joining the regular dash to secure a blade of grass to sit on when the sun shines (yes, I note the proposed footpaths outside building A/B which are supposed to pass for public realm! Ha). Building A is just way too big. It's also extremely ugly, it has no style. It's got nothing to do with Manchester and leaves the area altogether poorer. There is no need for development on this scale in this location. Where is the demand for this much office space? At least half of Spinningfields is empty. We've already got two new huge office buildings arriving on central retail park. This is simply the latest investment speculation, it's not driven by the needs of the city and/or its residents. I've lived in Manchester city centre since 2002. The city is being choked.