

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: Formal Objection to Planning Application: Redevelopment of Stockton's Site (Store Street/Great Ancoats Street)

Dear Sir/Madam,

I am writing [REDACTED] to submit my formal objection to the proposed redevelopment of the Stockton's furniture store site by Liquid Funding Business and Cityside.

The proposed scheme, comprising two high-rise residential towers with over 750 apartments and no associated parking provision, represents a significant overdevelopment of the site. It is grossly disproportionate to the character and capacity of the surrounding area, and raises multiple concerns for current residents and the broader community.

Grounds for Objection

1. Overdevelopment and Visual Impact

The proposed towers-at 47 and 25 storeys-will visually dominate the Oxygen development (comprising 10, 15, and 32 storeys) and significantly alter the local skyline. This dense vertical intensification along a narrow corridor like Store Street would erode the visual harmony and architectural character of the neighbourhood.

2. Loss of Residential Amenity

This development threatens to reduce natural light and privacy for many Oxygen residents, particularly those whose homes directly face the proposed buildings. The scale of the project will cast long shadows and contribute to an oppressive urban environment. In addition, elevated noise levels-both during and after construction-will negatively affect the wellbeing of current occupants.

3. Traffic, Congestion, and Air Quality

It is deeply concerning that a project of this scale includes no parking provision whatsoever. Given the existing congestion, illegal parking, and limited capacity along Great Ancoats Street and its surroundings, this omission is highly irresponsible. Increased traffic volumes and construction activity will further degrade air quality, creating potential public health risks.

4. Pressure on Local Infrastructure

Local roads, utilities, public transport, healthcare, and education systems are already under strain. The proposed density of this development will only worsen these issues, with no visible strategy for mitigation or community support.

5. Public Safety and Emergency Access

The density and layout of the site risk impeding emergency services' access, particularly in high-rise situations or during periods of congestion. This could jeopardise public safety and response times.

6. Construction Phase Disruption

Residents are likely to experience long-term disruption, including noise, dust, debris, and restricted access. The deep excavations required pose a serious risk to the structural stability of nearby buildings, including Oxygen.

7. Inadequate Public Consultation

The consultation process for this development has been poorly publicised, with an unusually short timeframe. This undermines public participation and raises questions about transparency and accountability in the planning process.

Conclusion and Request

I fully support thoughtful, well-integrated development that enhances the community. However, this proposal appears to be motivated by profit maximisation rather than genuine consideration for the needs of existing residents or the long-term sustainability of the neighbourhood.

I urge the Council to reject the application in its current form. At a minimum, the development should be significantly scaled down, with mandatory inclusion of:

Residential and disabled parking

Ongoing engagement with neighbouring residents

Binding commitments to manage dust, debris, and traffic during construction

Timely communication of project milestones and timescales

Regular cleaning of neighbouring buildings and windows

Enforcement by the City Council of all agreed measures

Thank you for considering my objection.

Yours faithfully,

[Redacted signature]

[Redacted name]

[Redacted address line 1]

[Redacted address line 2]