

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 object to the planning application in its current form for the following reasons:

1. Lack of Privacy - Oxygen Towers residents will be totally overlooked. The proposed building is totally out of character for the area, it is far too tall, will reduce light and will make Store street look like a dimly lit Tunnel.
2. Design - The overall design is quite poor, and not fitting of the area. The building are oversized, and should be reduced to match the existing buildings in the area. Developers have a responsibility to ensure that building harmonise with the existing properties.
3. Highways / Parking / safety - The proposed 758 new flats will generate hundreds of cars all looking for parking in the local area. Not to mention the delivery drivers/ Uber eats etc.. once the flats are completed. And increased concerns for Pedestrians.
4. Traffic Noise and Pollution - following on from the above, the increased number of vehicles directly from residents and combined with associated traffic, will have a significant negative impact on quality of life for those living on Store street and Great Ancoats Street and local community.