

# 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: Application 142535/FO/2025

I have deep concerns about this redevelopment.

For the following reasons I am against the development in its current form and hereby object to the proposed development:

- The new buildings will drastically change the skyline
- The proposed towers lack character and are grossly out of scale with the area. Their generic, oversized design is visually unappealing and does not complement Ancoats' historical neighbourhood character
- Placing a 50-storey skyscraper side-by-side with Oxygen on narrow Store Street defies logic, overwhelming the streetscape. The towering 50-storey block would overshadow Oxygen, reducing natural light for Oxygen residents
- Overlooking & Loss of Privacy: A development of this scale so close to Oxygen means direct overlooking into the homes of Oxygen residents.
- The height and placement of the buildings would also create significant loss of privacy for Oxygen residents
- Parking & Highway Safety: 758 new apartments = potentially hundreds of additional cars in our immediate vicinity. Parking is already severely limited around Oxygen, and Great Ancoats Street and Store Street are often busy. This development would massively strain local parking availability

- Disabled People's Parking: I am particularly concerned that the proposal does not provide sufficient disabled parking and may even displace existing accessible bays.
- Traffic, Noise & Pollution: Such a huge development will significantly increase traffic and noise in our neighborhood
- The buildings are too tall, too dense, and completely out of character for Ancoats
- The application proposes zero on-site car parking spaces for the 758 apartments and the commercial/office units
- Even if residents do not own cars, the development will generate significant traffic from service and delivery vehicles: moving vans for 758 apartments (on move-in/out days), daily parcel and grocery deliveries, taxis and ride-share pickups, maintenance and emergency vehicles, etc. With no on-site loading bay or car park, these vehicles will have to stop on Great Ancoats Street or Store Street.
- the lack of any off-street parking or loading provision is a major flaw. It is likely to result in parking overspill, traffic obstruction, and safety hazards in the surrounding area - a material planning harm.

I respectfully ask Manchester City Council to refuse planning permission for application  
142535/FO/2025

Thank you!

Kind regards

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