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:Here's another version which is more assertive for reference:
I am writing to strongly object to the proposed redevelopment of the Stockton's site and to raise serious concerns not just about the unacceptable loss of daylight [redacted], but also about the Council's apparent willingness to sacrifice resident wellbeing for commercial gain.

The developer's own daylight report (GIA, April 2025) admits that the impact on Oxygen is of a "high magnitude", and that many windows will see their Vertical Sky Component (VSC) drop to the mid-teens - a level that is plainly inadequate for comfortable living. In any normal context, this would be classed as significant harm, yet the report conveniently claims it is "not significant" by exploiting a technical loophole (BRE Paragraph H6) and comparing our existing homes to a hypothetical "mirror building".

Let's be honest: the only thing "mirrored" here is the developer's attempt to reflect responsibility away from the actual impact. This is a gross manipulation of planning standards to justify profits over people. And if the Council allows it, then it will be complicit.

The residents of Oxygen will suffer the consequences of your decision - permanent loss of daylight, increased reliance on artificial light, reduced mental wellbeing, and diminished quality of life. Yet the Council stands to gain from increased development contributions, business rates, and PR value - while we, the tax-paying residents who already live here, are ignored and dismissed.

Are we being asked to believe that this is sustainable planning? That building a 50-storey tower within metres of existing residential blocks is somehow in the public interest?

We are not just numbers on a spreadsheet or dots on a visualisation map. We are people with homes, families, and rights. And we will hold the Council accountable if it permits this developer-led scheme to override the basic standards of liveability that Manchester claims to champion.

I urge you to reject this application or at the very least demand a substantial redesign that respects the existing community. Do not let this go through on the basis of technical gymnastics and revenue-driven planning decisions.