

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:- [REDACTED] I object to the planning application (ref 142535/FO/2025) for development on Stockton's Furniture on Great Ancoats Street in its current form.

- The proposed 50 story building is too large and out of proportion with the surrounding area. The tallest surrounding buildings are Oxygen Tower (32 stories) and One Port Street (33 stories). These buildings are already large in comparison to the surrounding area, and this proposal is for a tower approximately 50% larger. This proposal in its current form will dominate the surrounding landscape.
- The 50 story building's size and location will result in a severe impact to living standards of Oxygen Tower residents. The proposal will place apartment windows approximately 20m away from, and parallel to, the North-West side of oxygen. There are no privacy features on the windows for Oxygen, meaning residents in the proposed development's towers will be able to see directly and unobstructed into Oxygen apartments. In addition, it is likely that Oxygen Tower residents will be able to see directly into the proposed apartments, leading to a similar lack of privacy for residents in the new tower, and reduced quality of life.
- In addition, the location and proximity of the tower will greatly reduce the amount of natural light to Oxygen Tower's North West-facing apartments, as shown in the included supplementary daylight report. In addition, the apartments in the proposal that are directly overlooking Oxygen will also receive little-to-no natural light. This will greatly reduce quality of life for residents in Oxygen Tower and in the new development.
- I am also concerned about the facilities for vehicles. There is no pick-up-drop-off area in the

plans, which will lead to vehicles either pulling over on Great Ancoats Street (which is unsafe) or using the neighbouring Oxygen Tower drop off zone (which is already oversubscribed with not enough capacity for the busiest times of day). I'm also concerned a development of this size will cause more traffic on surrounding streets which already have issues with congestion at peak times (such as Great Ancoats and Store Street).

- The scheme seems to be entirely made up of high-end luxury flats, with no affordable or social housing included. This does not match the needs of the city, and is inexcusable for a proposal of this size.

This scheme needs a rethink. I urge the scheme to be rethought to reduce impact on existing residents, ensure high quality homes, and include affordable housing.