

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: Dear Lucy,

I am writing to formally object to the proposed development at Store Street, Manchester, on the grounds that it will significantly impact the existing residential building, Oxygen.

The new development, as outlined in the planning application, raises several concerns that will affect current residents and the surrounding community:

1. *Loss of Natural Light and Views:*

The proposed building's height and positioning will obstruct daylight and significantly reduce natural sunlight exposure for residents of Oxygen. This will negatively impact the living conditions and overall well-being of those affected.

2. *Design and Aesthetic Considerations:*

The scale and design of the proposed building may not be in keeping with the architectural character of the area, altering the skyline and diminishing the appeal of the existing residential environment.

4. *Environmental Concerns:*

Blocking sunlight can have unintended ecological consequences, affecting local biodiversity and microclimates within the urban setting.

Given these concerns, I urge Manchester City Council to reconsider the approval of this development or request significant revisions to ensure minimal adverse effects on existing residents and the surrounding community.

I would appreciate the opportunity to discuss this matter further and request that my objection be formally recorded as part of the planning review process.

Thank you for your time and consideration.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.