

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: The proposed structures are lacking in character, visually unappealing, oversized, and already appear dated. Placing the tallest buildings-Oxygen Tower and the 47-storey structure-side by side on narrow Store Street defies logic and disrupts the area's harmony.

We are not opposed to development and recognize its potential benefits. However, it must be proportionate and complementary to the surrounding neighbourhood. This proposal seems driven solely by the desire to maximize profit by cramming in as many units as possible.

Moreover, the developers have not adequately publicized their so-called "consultation" which we discovered only by chance, much like the Council's previous consultation for the site's East Village Central Development Framework. The consultation period is notably brief, lasting just two weeks, likely to skew results in their favour.