

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: I object to the proposal on the grounds that it would result in an overconcentration of Build to Rent housing in the area, which I believe constitutes inappropriate development.

According to the Design and Access Statement, all flats within the scheme will be delivered as rental units. This does not address the need for a balanced mix of housing tenures and will do little to support individuals and families seeking to enter the housing market through home ownership. Several BtR developments are already under construction nearby, and this scheme would further limit opportunities for owner-occupation within the city centre. As a result, it risks driving up local rental prices and making the area increasingly inaccessible for those wishing to establish long-term roots in the community.

I am also concerned about the potential impact this development may have on mobile connectivity in the surrounding area. The introduction of two tall buildings could obstruct existing mobile signals, particularly if there are nearby rooftop masts that rely on line-of-sight coverage. This could degrade service for existing residents and local businesses. Additionally, the introduction of 750+ new homes will place significant new pressure on mobile network capacity in an area where coverage is already unreliable - as a resident, I have recently had to switch providers due to persistent issues using mobile data outdoors. Many households in the area, including mine, rely on mobile broadband, which could be adversely affected by the proposal.

While the applicant's Digital Connectivity Report refers to internal fibre provision for future residents, it does not appear to address the development's impact on wider mobile connectivity in

the neighbourhood. I would ask the Council to confirm whether the applicant has consulted with mobile network operators to ensure continuity of service and whether a telecommunications impact assessment has been undertaken.

For the avoidance of doubt, my objection does not relate to the design or appearance of the proposed buildings, but rather to the issues identified above - particularly the lack of tenure mix and the potential impact on mobile connectivity - which I believe require further consideration before the scheme progresses.