

RE: Stocktons Site, 140 Great Ancoats Street, Manchester M4 6DU - Effect on Oxygen Towers, Store Street, Manchester M1 2FU.

From Andrew Bickerdike [REDACTED]

Date Tue 06/01/2026 11:43

To Dave Roscoe [REDACTED]; Lucy Harrison [REDACTED]

3 attachments (4 MB)

19504-20260106-NH.pdf; DSO Benchmarking - Manchester City Centre (development at Stocktons Furniture site) 091225.pdf; Stocktons - design options appraisal;

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Thank you for sharing the representation of Urban Bubble Ltd, prepared and submitted by AKT Surveyors.

The applicant's appointed consultants, GIA, have reviewed this submission in detail and provide the attached response (dated 6th January 2026) to assist you in considering this matter further.

Differences in model outputs

In short, there is a general position of common ground between AKT and GIA as to extent of change which the affected windows in the Oxygen building will experience against the present baseline by reference to the technical modelling presented by each.

As to the range of residual VSC, whilst the AKT assessment reports that this will drop to as low as 0.3% - versus a low of 3% in respect of GIA's report – this is due to the AKT assessment presenting data for each individual window pane whereas GIA assess window units, within which there may be several panes of glass. As a 'window', through which light enters a room, can comprise multiple panes of glass, it is appropriate to present data for the window unit as a whole. This is explained in the attached.

The Officer recommendation to the Planning Committee is therefore based on the outputs of modelling which are generally consistent with those presented in AKT's representation.

Where there is a difference of opinion is in the acceptability of the results considered in their context.

Interpretation of outputs

The applicant made a submission to the City Council on 9th December which benchmarked the level of natural light which affected windows within the Oxygen building will be exposed to post-development against comparable city centre residential locations. This is re-presented in the attached letter dated 6th January 2026. Also attached is the submission of 9th December, the conclusions of which are self-explanatory.

Consideration of alternative layouts and cutbacks

AKT's representation goes on to consider a series of alternative forms of development, including alternative layouts and cutbacks, which would improve the natural light exposure of the affected windows.

Whilst this is noted, I would draw attention again to the applicant's submissions of 9th December (and that of 18th November – also attached) which detail the alternative approaches to the layout and general arrangement of the site which were considered during the evolution of the scheme design and site-specific constraints which limit options for alternative layouts whilst achieving a viable form of development which makes efficient use of this sustainability located city centre site.

What AKT present is a series of layout options which do not have any regard to this context with layouts driven entirely by one issue – that of maximising natural light exposure to affected windows within Oxygen. In practice, there are many design drivers which the development needs to respond to and address. This process should not and cannot be driven entirely by one issue, as AKT would appear to advocate. All issues, including that of the impact on the amenity of adjacent residencies, need to be considered in the round to arrive an appropriate form of development. Natural light is one of those issues and, as evidenced in the applicant's submission, the residual conditions are acceptable when benchmarked against expected norms in the city centre. There is therefore no need for the development to go any further to reduce natural light loss in the context of the site's city centre location.

AKT has presented no evidence to demonstrate that the residual natural light is not acceptable for a city centre location.

Working within the context of the proposed layout, whilst cutbacks would clearly improve the residual outcomes, these would evidently have a severe impact on the quantum of development achieved by reference to the figures on pages 15 and 16 of AKT's representation. This would render the scheme unviable. I would draw attention to the conclusions of the applicant's viability appraisal, which considers the scheme as proposed, as to the impact of reducing the quantum of development which the scheme provides.

Notwithstanding this, the cutbacks suggested would only be necessary to the extent that, without these, the impacts on the affected windows are beyond the limit of what is reasonable and acceptable. Again, considered in their city centre context and against the BRE guidance, which clearly notes the need for standards to be interpreted and applied flexibly, this is not the case as evidenced within the attached.

I hope this provides a helpful response.

Best wishes

Andrew Bickerdike
Director, Head of Planning North

Turley

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Office: [REDACTED]

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From: Dave Roscoe [REDACTED]
Sent: 18 December 2025 08:17
To: Andrew Bickerdike [REDACTED]
Subject: Fw: Stocktons Site, 140 Great Ancoats Street, Manchester M4 6DU - Effect on Oxygen Towers, Store Street, Manchester M1 2FU.

From: Dan Wade [REDACTED]
Sent: 17 December 2025 23:24
To: Lucy Harrison [REDACTED]; Dave Roscoe [REDACTED]
Cc: Ian T [REDACTED]; Robert McCann [REDACTED]; Henry Thomas [REDACTED]
Subject: Stocktons Site, 140 Great Ancoats Street, Manchester M4 6DU - Effect on Oxygen Towers, Store Street, Manchester M1 2FU.

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Dear Lucy / Dave,

Apologies for the late timing of issuing this email, I have just finished this critical work / evidence to demonstrate the true residual impact on Oxygen Towers which is of serious concern and worry.

I attach the body of the report, I believe Ian has sent through the Appendices earlier today.

The full report with Appendices (1296 Pages) has been uploaded to We Transfer let me know if you need the link.

I shall be present at the committee tomorrow representing Oxygen Towers as a speaker.

See you tomorrow in Chambers.

Kind regards

Dan

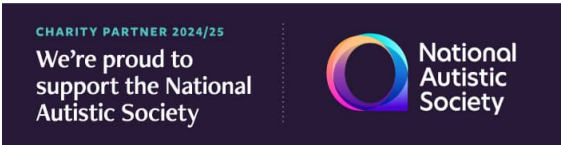


Daniel Wade
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