

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues** and **lack of proper engagement from the developer**.

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical "mirror building"** (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an **imaginary building** that has never existed. It's a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

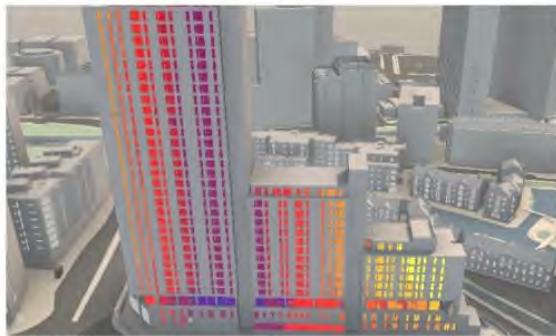


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

11:10 ✓

Computer-generated image of pre and post-development from a flat facing the new development:





Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Fri 23/05/2025 10:45

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

Dear Ms Harrison,

I am writing to formally object to planning application 142535/FO/2025, which proposes the construction of two towers (50 and 26 storeys) on the former Stockton's Furniture site. [REDACTED]

[REDACTED] I am seriously concerned about the negative impact this development will have on me and my neighbours.

This proposal appears to be a case of speculative overdevelopment—designed to maximise profit rather than serve the needs of Manchester or its communities. The development is composed exclusively of high-end units with no provision for affordable or social housing. In light of Manchester's ongoing housing challenges, this omission is unacceptable. A project of this scale should deliver clear public benefit—it does not.

The consequences for Oxygen residents are significant. The developer's own daylight and sunlight report admits that the towers would cause a "high magnitude" loss of daylight to our homes. Some windows are projected to lose over 50% of current light levels—an outcome with serious implications for residents' health and wellbeing. The developer attempts to justify this by referencing a hypothetical "mirror" building that has never existed. This is misleading and undermines the credibility of their assessment.

Privacy is another major concern. The taller tower will stand just metres from our building, with hundreds of windows facing directly into our homes and balconies. There is no meaningful buffer zone or screening—basic privacy considerations have been ignored.

Furthermore, the development provides no on-site parking—not even for disabled residents—and there has been a marked lack of engagement with those affected. Many of us have submitted feedback during the consultation process and contacted the developer directly. We have yet to receive any response.

Finally, the proposed height breaches the Council's own planning guidelines, which specify a maximum of 45 storeys for this location.

This application is flawed on multiple fronts. I urge the Council to reject it or demand a fundamental redesign—one that reduces the height, incorporates affordable housing,

protects the amenity and privacy of existing residents, and demonstrates respect for the established community.

Thank you for your attention.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Objection to Planning Application 142535/FO/2025 (Proposed Towers at Stockton Site)

From [REDACTED]

Date Fri 30/05/2025 18:38

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my family as well as neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

I think this scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Formal Objection to Planning Application: Redevelopment of Stockton's Site (Store Street/Great Ancoats Street)

From [REDACTED]

Date Wed 14/05/2025 22:48

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy,

I am writing to strongly object to the proposed redevelopment of the Stockton's site and to raise serious concerns not just about the unacceptable loss of daylight [REDACTED] but also about the Council's apparent willingness to sacrifice resident wellbeing for commercial gain.

The developer's own daylight report (GIA, April 2025) admits that the impact on Oxygen is of a "high magnitude", and that many windows will see their Vertical Sky Component (VSC) drop to the mid-teens — a level that is plainly inadequate for comfortable living. In any normal context, this would be classed as significant harm, yet the report conveniently claims it is "not significant" by exploiting a technical loophole (BRE Paragraph H6) and comparing our existing homes to a hypothetical "mirror building".

Let's be honest: the only thing "mirrored" here is the developer's attempt to reflect responsibility away from the actual impact. This is a gross manipulation of planning standards to justify profits over people. And if the Council allows it, then it will be complicit.

The residents of Oxygen will suffer the consequences of your decision — permanent loss of daylight, increased reliance on artificial light, reduced mental wellbeing, and diminished quality of life. Yet the Council stands to gain from increased development contributions, business rates, and PR value — while we, the tax-paying residents who already live here, are ignored and dismissed.

Are we being asked to believe that this is sustainable planning? That building a 50-storey tower within metres of existing residential blocks is somehow in the public interest?

We are not just numbers on a spreadsheet or dots on a visualisation map. We are people with homes, families, and rights. And we will hold the Council accountable if it permits this developer-led scheme to override the basic standards of liveability that Manchester claims to champion.

I urge you to reject this application or at the very least demand a substantial redesign that respects the existing community. Do not let this go through on the basis of technical gymnastics and

revenue-driven planning decisions.

Thank you for considering my objection.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

[REDACTED] I am writing to formally object to the proposed redevelopment of the Stockton's Furniture site, citing significant concerns:

1. **Daylight Loss:** The developer's assessment acknowledges a "high magnitude" reduction in daylight, with Vertical Sky Component (VSC) levels falling below BRE guidelines. The use of a theoretical "mirror building" to justify impacts is criticized as misleading.
2. **Privacy Issues:** The 50-storey tower's proximity to existing homes would result in severe overlooking, breaching separation standards and compromising residents' privacy.
3. **Excessive Scale:** The proposal exceeds the Council's 45-storey height limit, disregarding planning frameworks and creating visual dominance over the area.
4. **Parking & Accessibility:** Zero on-site parking (including disabled provisions) risks worsening congestion and safety. Disabled access is deemed inadequate, conflicting with Manchester's accessibility goals.
5. **Noise & Infrastructure Strain:** Years of construction disruption and post-completion strain on local infrastructure (e.g., transport, public services) are unaddressed.
6. **Lack of Engagement:** The developer failed to meaningfully consult residents, despite repeated outreach efforts.

I urge the Council to reject the application outright or mandate a redesign addressing height reductions, improved separation, parking, affordable housing, daylight strategies, and genuine community consultation.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

C [REDACTED]

[REDACTED]

[REDACTED]

Feedack

From [REDACTED]
Date Wed 21/05/2025 01:47
To Lucy Harrison [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and any accompanying text or contact information.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Ms Harrison,

I'm writing to object to planning application 142535/FO/2025 for two new towers (50 and 26 storeys) on former the Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

I recognise the need to build additional housing, and indeed Oxygen Tower has contributed positively to this part of town, however this particular scheme appears only to focus on maximise returns, with little thought to how it may benefit Manchester and its communities. For example, it consists entirely of luxury flats with no affordable or social housing. This appears counter to the immediate housing needs. A project of this size should give back to the public but this one does nothing of the sort.

I am particularly concerned with the impact on Oxygen residents, which will be severe. The developer's own report says the new towers would cause a **"high magnitude" loss of daylight to our homes**. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a fictitious "mirror" building that doesn't exist. This is not at all reasonable.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. It lacks reasonable distance or screening to protect residents.

Furthermore, I understand the building height goes against Council's own planning guidance, which says 45 storeys should be the maximum.

I urge the Council to reject the application in its current form and insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Objection to Planning Application 142535/FO/2025 – Proposed Towers at Stockton's Furniture Site (Great Ancoats Street)

From [REDACTED]
Date Wed 14/05/2025 11:56
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms Harrison,

[REDACTED] I object to the captioned proposed development, with the following reasons.

I object to the captioned proposed development in its current form of 50-storey and 26-storey residential towers. My objections are based on material planning considerations focused on the issues of design and townscape impact, loss of privacy/overlooking, parking and highway safety, traffic congestion and noise, and provision for disabled access. Each of these concerns is detailed below, supported by recent planning policies and examples from similar Manchester city centre decisions. I urge the Council to refuse this application in its current form.

1. Design, Height and Appearance – Out of Scale and Character

Excessive Height Breaching Planning Guidance: The proposed 50-storey tower is grossly out of scale with the surrounding townscape and even exceeds the Council's own height parameters for this site. The site lies in the East Village Central regeneration area, where the Strategic Regeneration Framework (SRF) explicitly sets an upper height limit of 45 storeys for new buildings. At 50 storeys, the main tower violates this guideline, overshooting the SRF's maximum by a significant margin. Such excess height is not policy-compliant and would establish a discordant high-rise element in an area that the SRF envisioned to step up more moderately in scale. Even the smaller 26-storey block exceeds the prevalent heights in the immediate vicinity.

Out-of-Character Massing and Scale: The twin towers would dwarf the prevailing built form of Piccadilly/Ancoats/New Islington, which is predominantly low- to mid-rise (generally below 15 storeys in height). Aside from the existing Oxygen Tower (32 storeys at its tallest point), the local skyline is characterized by historic mill buildings and newer developments that respect a mid-rise scale. Introducing a 50-storey "skyscraper" here would appear monstrously out-of-place. Local residents raised this exact concern during the SRF consultation, noting that a 40–45 storey tower at this site "would not be in keeping with the character" of the area. Pushing to 50 storeys only amplifies that inconsistency. The massing of the development – 758 apartments plus substantial commercial volume – results in an overly dense, bulky scheme that would dominate views for miles around, rather than blending into the urban fabric.

Visual Dominance and Relationship to Context: Even the 32-storey Oxygen Tower (immediately adjacent) is described as "imposing" when seen from Great Ancoats Street. A new 50-storey tower would far surpass this, looming over not only Oxygen but also casting a

long shadow over the neighborhood. The abrupt jump from Oxygen's 32-storey height to 50 storeys next door is poor urban design, creating a jarring visual spike on the skyline rather than a gradual transition. The proposal fails to respect the stepping of heights that the Council envisioned (rising toward the corner of Great Ancoats St/Store St up to a controlled high point). Instead it reaches a height that would overwhelm nearby buildings and likely overshadow public spaces and streets below for much of the day. This could reduce daylight at street level and make the environment less welcoming.

Architectural Design and Materials: The design, as presented, appears to rely on a generic modern high-rise aesthetic (large glazed facades and contemporary cladding by SimpsonHaugh architects). This is at odds with the architectural character of Ancoats, a district known for its red-brick industrial heritage and human-scaled streets. Successful recent developments in the area have used brick and contextual materials to complement historic mill buildings – whereas the proposed towers, by contrast, risk appearing as alien glass/concrete monoliths. Public comments have already described the initial designs as a “travesty” and “extremely dated architecture – pastiche modernism”, indicating that the scheme does not win support on design grounds. Moreover, the development entails the demolition of the existing Stockton's furniture store building, including historic Victorian façades along Store Street. Little effort seems made to retain or incorporate these heritage assets into the new design, which residents have flagged as a missed opportunity. The loss of those façades would erode local character further. In summary, the proposal's design, height and materials fail to respect the context or comply with adopted design policies, and thus would cause substantial harm to the townscape and visual amenities of the area.

2. Overlooking and Loss of Privacy for Oxygen Tower Residents

The proximity and positioning of the new towers would lead to severe overlooking of existing homes, particularly Oxygen Tower. The plan places a 50-storey residential wall of windows just across narrow Store Street, directly facing the Oxygen Tower's apartments at close range. This raises serious privacy concerns. Dozens of new apartments would look directly into the windows and balcony spaces of Oxygen's residents, eroding the sense of privacy in one's own home – a fundamental residential amenity. The separation distance between facing windows is extremely small for buildings of this height; Store Street is a relatively narrow road, meaning the new tower could be only tens of meters away from Oxygen Tower. Such tight spacing is well below typical guidelines for privacy distances in high-rise developments (for example, one rule of thumb suggests ~20m+ between habitable room windows, which this scheme likely breaches). The result would be a pervasive “fishbowl” feeling for current residents, who would have hundreds of new neighbours' eyes able to peer into their living space.

In addition to direct overlooking, the development's scale would cause loss of natural light to nearby dwellings. With a 50-storey block immediately to the west/south-west of Oxygen Tower (and much taller), it is inevitable that daylight and sunlight to Oxygen's lower and mid-level flats will be reduced, especially in the afternoon and evening. A local resident's consultation response noted that the narrowness of Store Street and the closeness of the proposed tower to Oxygen Tower would cause “loss of light and privacy” for existing residents. This loss of light could be significant – yet the application has not publicly demonstrated compliance with BRE daylight/sunlight standards for surrounding properties. Overshadowing of Oxygen's amenities (and of other nearby buildings and public realm) is therefore a major concern. Diminished daylight can impact residents' quality of life and even energy usage (lights on during the day, etc.), which are material planning considerations. Furthermore, the sheer number of new units (758) means increased noise and disturbance facing existing residents. Many of those new apartments will have balconies or windows that, when open, could project noise (music, voices, etc.) toward Oxygen Tower. The proposal also includes 45,000 sq ft of commercial space, potentially including cafes or other evening uses, which could generate noise audible to neighbours. With the towers so close, sound could carry and echo between the buildings. Residents during the framework consultation feared “noise nuisance” as a result of the tower's proximity. While some level of city centre

noise is expected, this development would bring an unusually intensive concentration of people into a small area, amplifying activity right beside an existing residential tower that until now had an open aspect. This raises the prospect of increased late-night noise, loss of peace, and general disturbance for Oxygen Tower occupants – impacts that are material in planning terms (falling under residential amenity).

In summary, the proposal compromises the privacy and comfort of existing residents to an unacceptable degree. The Council has a duty to protect the amenity of established homes when assessing new development. As it stands, the scheme would result in a severe overlooking intrusion and notable loss of light for Oxygen Tower (and possibly other nearby dwellings), contrary to good planning practice. This is a strong ground for refusal or substantial redesign (for example, reducing height and re-siting the towers further from Oxygen, as even residents suggested).

3. Parking Provision and Highway Safety Issues

Lack of Off-Street Parking: The application proposes zero on-site car parking spaces for the 758 apartments and the commercial/office units. While encouraging sustainable travel is welcome in principle, a development of this scale with absolutely no parking raises serious practical and safety issues. It is unrealistic to assume that none of the hundreds of new residents (nor their visitors, service providers, etc.) will own or use cars. In reality, many occupants may still have vehicles or need to be picked up/dropped off regularly. With no dedicated parking or drop-off area, those vehicles will inevitably seek space on surrounding streets or other developments' car parks. The surrounding network of streets (Great Ancoats Street, Store Street, and nearby residential roads in Ancoats/New Islington) is already heavily parked and congested, leaving little spare capacity. The overspill parking from this development could overwhelm the limited on-street bays and potentially lead to illegal or unsafe parking practices.

Overspill and Safety Hazards: Residents in the area have already observed that local roads suffer from bad congestion and people "pulling over" unsafely due to lack of parking availability. Introducing 758 car-less units without any parking management plan will exacerbate this. Likely scenarios include: vehicles circling the area looking for a spot (adding to traffic); cars parked on double-yellow lines, pavements, or in front of hydrants out of desperation; and use of nearby residential streets' bays (displacing existing community parking). Such indiscriminate parking can create hazards – e.g. blocking sightlines at junctions, impeding emergency vehicle access, and forcing pedestrians (including disabled users) onto the road. Greater Manchester Police and highway officers often raise these safety issues when parking is under-provisioned. The development needs to demonstrate it won't result in dangerous parking displacement, but currently it fails to do so.

Conflict with Council Parking Standards: Manchester's Core Strategy requires that new developments include adequate parking such that they do not cause disamenity or safety problems for others. The Council's approach is that parking provision should reflect the site's accessibility but must not simply shift the burden to surrounding streets. In this case, the site's city centre location near public transport might justify lower car provision than a suburban scheme – however, providing zero spaces is an extreme approach that conflicts with common practice. For comparison, other large city centre residential schemes have included at least some parking or made provision for car club bays, visitor parking, etc., especially to accommodate those residents who absolutely need a car. Here there is no indication of any such measures. Notably, the Planning and Highways Committee has recently taken a firm stance on inadequate disabled parking in new developments, going so far as to defer a hotel proposal that lacked on-site parking – the committee was "minded to refuse" until the issue was addressed. This underscores that totally car-free schemes can be unacceptable. The current application has not justified its departure from parking standards in a way that ensures no harm to others; therefore it fails the test of sustainable development on transport grounds.

Increased Traffic Movements and Loading: Even if residents do not own cars, the development will generate significant traffic from service and delivery vehicles: moving vans

for 758 apartments (on move-in/out days), daily parcel and grocery deliveries, taxis and rideshare pickups, maintenance and emergency vehicles, etc. With no on-site loading bay or car park, these vehicles will have to stop on Great Ancoats Street or Store Street. Great Ancoats Street is a busy arterial route (part of the Inner Relief Road) where stopping could be very dangerous and is likely not permitted except in designated bays. Store Street is narrower and already handles traffic to Oxygen Tower and other buildings; multiple vans pulling up at the kerb will cause obstructions. The highway safety risk from this unmanaged loading activity is considerable – drivers may double-park or block lanes, leading to collisions or forcing cyclists into traffic. The developer's plans should have included a dedicated service lay-by or similar, but it appears none is proposed in the publicly available information. Without proper off-street loading facilities, the scheme compromises the safety and free flow of the highway, contrary to Core Strategy policy and national guidance (NPPF para 111 states developments should be refused if they cause an unacceptable impact on road safety).

In summary, the lack of any off-street parking or loading provision is a major flaw. It is likely to result in parking overspill, traffic obstruction, and safety hazards in the surrounding area – a material planning harm. The Council is urged to require a rethinking of the parking strategy (at minimum, some controlled on-site parking or funded measures to manage on-street parking) before considering approval. As it stands, this aspect alone could justify refusal due to the risk of severe residual cumulative impacts on the transport network's safety and capacity.

4. Traffic Congestion and Noise Impacts on the Local Area

Strain on an Already Congested Network: The cumulative impact of adding 758 apartments and 45,000 sq ft of commercial space in this location will be to inject thousands of additional trips into an area that is already traffic-saturated. Great Ancoats Street is known as one of the busiest and most congested routes around the city centre – it forms part of the Inner Ring Road and is meant to carry traffic around the centre, but in practice it often experiences stop-and-go congestion and queuing, especially at peak times. In fact, Great Ancoats Street has been identified as one of the most polluted streets in Greater Manchester, with illegal and dangerous levels of air pollution from traffic. The Council's own £9m improvement scheme for this road (the "European-style boulevard" project) acknowledged the severe noise and pollution issues, aiming (only partially) to mitigate them by resurfacing to reduce traffic noise by 40%. This is the baseline into which the new development would be dropped.

Even if residents do not have private cars, the development's population influx (likely well over 1,000 new residents, plus office workers, retail customers, etc.) will generate substantial vehicle trips in the form of taxis, deliveries, service vehicles and general through-traffic responding to the new activity hub. Trip generation analysis would undoubtedly show hundreds of additional vehicle movements per day. This will add to existing traffic congestion and pollution on Great Ancoats Street and feeder roads. A local community website reviewing the Council's plans for this area noted that current road layouts already "contribute to congestion and pollution with excessive starting, stopping and idling traffic" on Great Ancoats Street. Adding more development without significant transport infrastructure improvements will only worsen these problems – contrary to Manchester's transport and environmental policies. Notably, the site is directly across from the planned new Civil Service campus on the former Central Retail Park, which will host 7,000 workers. The traffic and transit demand from that project will already be high; approving another massive trip-generator next door, all funnelling into the same road network, is a recipe for gridlock unless properly mitigated.

Noise Pollution from Traffic and Activity: Ancoats residents already endure high ambient noise from the volume of cars and lorries on Great Ancoats Street – noise levels that the Council has tried to reduce, but remain significant. The introduction of 758 new households and commercial premises will bring additional noise sources: increased road traffic noise (from more cars/taxis coming and going, horns, engines idling), more foot traffic and general bustle, and noise from on-site uses (e.g. restaurants/cafes in the commercial space, outdoor gatherings in the new public square). Given the density of the development, there is potential

for a 24/7 noise environment: daytime construction and commercial noise, and nighttime noise from residents or late-night traffic. This could affect not just Oxygen Tower residents but also other nearby communities (e.g. Islington Wharf, Albion Works, and future residents of the Central Retail Park development).

Of particular concern is night-time noise. With no on-site parking, many residents or visitors will be dropped off by taxis on the street late at night, possibly with car doors slamming and people talking loudly under Oxygen Tower's windows. The commercial units, if they include bars or late-opening eateries, could generate evening and late-night patron noise and service vehicle noise. The applicant has not clarified how noise will be controlled. At this stage, the proposal risks worsening local noise pollution, when planning policy (both local and national) requires new development to mitigate and not exacerbate noise impacts. Residents should not lose their right to a reasonable night's sleep due to an oversized development. Moreover, the design of two tall towers close together can create a wind tunnel effect, which often leads to amplified wind noise at ground level and around nearby buildings. This microclimatic impact is not fully detailed, but it is a known issue with tall buildings that can further degrade environmental quality (wind noise and discomfort for pedestrians). In summary, the traffic generation and noise implications of this scheme are materially harmful. It threatens to push local traffic conditions from bad to worse, potentially leading to increased air pollution (contrary to environmental objectives) and noise that harms residential amenity. Until a robust traffic impact assessment and noise mitigation strategy are presented – and the scheme is perhaps scaled to what the infrastructure can handle – it would be premature to approve this development. The NPPF makes clear that developments should only be allowed if they do not cause “severe” transport problems or “unacceptable” noise pollution; currently this scheme fails that test.

5. Inadequate Disabled Parking and Accessibility Provision

The development in its current form does not appear to provide any dedicated disabled persons' parking or sufficient measures to accommodate those with mobility impairments. By providing zero car parking on-site, the proposal effectively also provides zero disabled bays (unless on-street bays are proposed, which has not been evidenced). This is a glaring omission given the scale of the project. Manchester City Council's adopted approach is that new developments must be accessible to everyone, including disabled people, in line with its Access for All policy and the “Design for Access 2” inclusive design standards. Those guidelines typically require a proportion of parking spaces (if parking is provided) to be marked for Blue Badge holders, and even in car-free developments, there should be provisions such as accessible drop-off points, nearby allocated bays, or equivalent arrangements to ensure disabled residents/visitors are not disadvantaged.

The absence of any on-site disabled parking is not policy compliant. It fails to meet the needs of disabled drivers or passengers who might live in or visit these buildings. For instance, a wheelchair user who drives would have no way to park near the entrance of their home. Relying on public transport is not always feasible for those with certain disabilities, and taxis might not suffice if there isn't a safe, guaranteed place to alight close to the building. This undermines the Council's vision of Manchester as “the most accessible city in Europe”. It's also inconsistent with recent planning committee expectations – as noted, a hotel scheme on Great Ancoats St was held back by the committee due to lack of disabled parking until the developers addressed it. The same scrutiny should be applied here: 758 apartments with no disabled bays is far more egregious than a 212-room hotel lacking a few bays.

Beyond parking, we must consider general accessibility: Are the pavements and site entrances designed for disabled access? How will disabled residents move from car drop-off to their door? Will the new public realm be fully accessible (e.g. step-free, with tactile paving and seating)? These details are unclear, but given the parking oversight, one worries the scheme has not been thought through holistically for those with limited mobility. Disabled residents' needs are a material planning consideration, protected by both local policy and equality legislation. A development that does not adequately cater for them should not be granted permission. At minimum, a revised plan should include a number of designated

disabled parking bays either on-site or immediately adjacent (with enforceable reservation for Blue Badge holders), as well as a management plan for disabled drop-offs. In the current proposal, the lack of such provision is a strong ground for objection.

Accessibility compliance must also extend to ensuring all entrances, lifts, and facilities meet the highest standards (which would be dealt with at building control stage), but planning can insist on an inclusive design approach from the outset. Right now, the scheme's approach – essentially a one-size-fits-all “car-free” ethos – does not account for the differing needs of disabled people, and thus conflicts with Manchester's inclusive development policies. The Council should require the developer to demonstrate how disabled people's needs are met in terms of parking, access, and overall usability of the development; otherwise, the application should be refused as contrary to the public sector equality duty and local planning guidance.

Conclusion

In conclusion, this proposal in its present form would have unacceptably adverse effects on the surrounding area and community. The design and extreme height of the towers are incongruous and breach adopted planning frameworks, the proximity of the development would severely impact existing residents' privacy and daylight, and the lack of any parking provision (especially for disabled users) alongside the huge increase in units would exacerbate traffic congestion, parking chaos, and noise in an already stressed city-centre environment. These are all material planning considerations that conflict with local and national policy aims (including Manchester Core Strategy policies on design, transport and inclusive access, and the NPPF's goals for healthy, safe and inclusive communities).

Critically, none of the above objections touches on non-material issues like property values – my concerns are firmly rooted in planning policy and the public interest. For example, the development fails to meet the criteria of good design and context sensitivity in the City Council's Guide to Development SPD, which requires new buildings to respect their surroundings and protect amenity. It also appears to disregard the East Village Central SRF guidance on height limits, and does not adequately mitigate its impact on infrastructure (contrary to Core Strategy T2, which seeks to ensure new development does not cause traffic problems). Approving such a scheme could set a negative precedent, undermining carefully crafted plans for the area's regeneration and harming the living conditions of current and future residents. I respectfully ask Manchester City Council to refuse planning permission for application 142535/FO/2025. At the very least, major revisions should be required – including a substantial reduction in height and massing, reorientation to increase the distance from Oxygen Tower, provision of appropriate parking/servicing solutions, and improved design that responds to the local context. Without these changes, the development would fail to satisfy the basic tests of planning acceptability. The goal should be development that complements Ancoats and Piccadilly, not overwhelms it.

Thank you for considering these objections. I trust the Council will uphold its planning policies and the interests of local residents in this case.

Thank you.

[REDACTED]

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]

[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It’s a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council’s own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council’s Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithful

[Redacted signature block]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

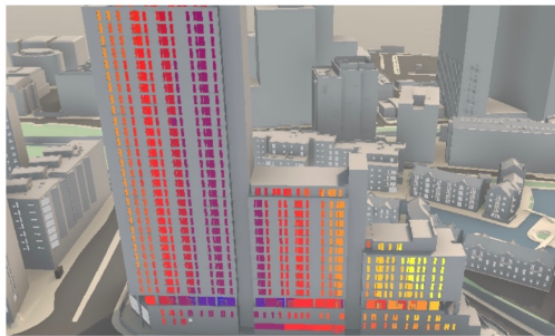
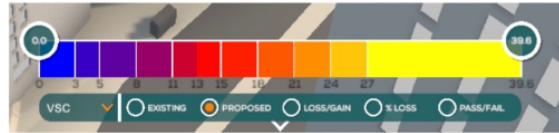


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

11:10 ✓

Computer-generated image of pre and post-development from a flat facing the new development:





Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Wed 21/05/2025 01:54
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To whom it may concern

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,
[REDACTED]

Objections on Stockton site

From [REDACTED]
Date Sat 31/05/2025 13:21
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are “major adverse effects identified”. However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that “overall magnitude of daylight change on Oxygen will be high”. In here, they try to address the issue. They quote a less stringent baseline purporting to adopt BRE document “Site layout planning for daylight and sunlight- A guide to good practice”. I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

“H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary.”

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report “a window standing unusually close to the boundary” is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

“H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children’s playground.”

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g. headache, activity level, heart attack, insomnia and cancer or psychological e.g. depression, burn-out, SAD, mental distress and suicide (Aries, Aarts,

& Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that “New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice”. Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 “A home is a very personal place; it is where we spend our time with loved ones or enjoy in private”. Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples’ mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, & Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day’s hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar(2019) suggests that tall buildings on each side of the road should have a distance of 30 meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other’s home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours’ eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that “the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car”. Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to the Car Ownership: Evidence Review (June 2024) by National Centre for Social Research, it states that

“Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%”. With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that “In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site”. Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during windier seasons, primarily in winter. This adverse effect on neighbourhood violates The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,



References

Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England : 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>

Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>

Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>

Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.

Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.

Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide

National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf

Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf

Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf

Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]

[REDACTED]

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Tue 20/05/2025 11:06
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

Sent from Android device

Objection to 142535/FO/2025

From [REDACTED]

Date Mon 12/05/2025 19:12

To Lucy Harrison [REDACTED] Georgina O'Connor [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To Whom It May Concern,

I am writing to express my strong objection to the proposed development at 140 Great Ancoats Street, which involves the construction of up to 758 new residential apartments [REDACTED]
[REDACTED]

While we acknowledge the general need for increased housing in Manchester, the scale, height, and density of this particular development raise several serious concerns for existing residents, particularly those living directly across from the proposed site.

1.

Right to Light

The proposed development would significantly obstruct the natural light reaching our property. As residents of Flat 1, Lockgate Mews, we benefit from substantial daylight through our windows, which would be drastically reduced by a high-rise development of this magnitude. The "right to light" is a well-established legal principle under English law. The scale of this project is such that it would likely breach this right, particularly for ground and lower-floor residents like ourselves.

2.

Visual and Environmental Impact

The visual impact of a development of this scale in such close proximity would dramatically alter the character of the local area. The building mass and density would overwhelm the immediate surroundings, creating a canyon-like effect and severely reducing openness and sky views. The environmental impact during and after construction — including noise pollution, dust, vibrations, and potential traffic congestion — is currently unknown but likely to be considerable.

3.

Disruption and Infrastructure Strain

The construction of 758 units will inevitably lead to prolonged disruption. Residents will be exposed to years of building noise, heavy vehicle movement, road closures, and potentially hazardous conditions. Post-construction, the influx of new residents will place significant strain on local services, transport, parking, and public spaces — with little clarity on how the infrastructure will adapt to support this sudden population increase.

4.

Loss of Privacy and Livability

Such a large-scale development directly across from existing residential units will also lead to a loss of privacy. Windows in the proposed flats may look directly into existing homes, further affecting the sense of personal space and livability that current residents are entitled to.

In summary, while development is not inherently unwelcome, this particular proposal at 140 Great Ancoats Street appears disproportionate in both scale and placement. It threatens established legal rights, environmental balance, and quality of life for current residents. We urge planners and decision-makers to reconsider the scope of this project and seek more balanced, community-sensitive alternatives.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Objection to Planning Application 142535/FO/2025 - Proposed Towers at Stockton Site

From [REDACTED]

Date Wed 21/05/2025 01:05

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam,

I am writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on the former Stockton's Furniture site. [REDACTED]

[REDACTED] I am concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It is made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one does not.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that does not exist. That is not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There is no proper distance or screening to protect residents.

There is also no on-site parking, not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]



回覆

轉寄

Objection Letter against building next to Oxygen Towers

From [REDACTED]
Date Fri 30/05/2025 11:19
To Lucy Harrison [REDACTED]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ALERT This message originated outside of the Manchester City Council network. BE CAUTIOUS before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon Lucy

After seeing the proposed planning of the 33 and 43 story building I am alarmed at what is being suggested.

I have invested heavily, supporting the local economy buying over 2 million pounds worth of Property [REDACTED] and this proposed planning will definitely make a huge impact on the value of both and the prospect of renting them out.

The view of the Penthouse Suite overlooking the Stocktons Side of Manchester will be ruined and the sunlight will be compromised significantly and this was one of the primary reasons I purchased this in the first place, also for the privacy element which will also be taken away. The Penthouse Suite is very inviting for its airy feel and due to it not currently being over looked its suggests an exclusivity which will also be damaged.

758 new apartments with no parking provision will create more traffic, more pollution, more pressure on the local amenities. In your plan these is no consideration for disabled parking or access which doesn't comply with council policy. The congestion around this area is already very busy now with the potential of over another 1000 cars at least this is going to create traffic jams and the potential of a lot more accidents.

I oppose to this proposal in its current form and ask you to take these points very seriously.

Thank you for considering my objection.

[REDACTED]

Sent from my iPad

Objection to Planning Application 142535/FO/2025

From [REDACTED]
Date Thu 29/05/2025 11:26
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light - which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made- up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people

already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Thu 22/05/2025 19:24
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A black rectangular redaction box covering the signature area.

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Thu 22/05/2025 04:14
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,
[REDACTED]



Sent from my iPhone

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Wed 21/05/2025 16:25
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted]

[Redacted]

Re: Stocktons planning discussion with Oxygen management

From [REDACTED]

Date Tue 10/06/2025 13:32

To Sean Fielding [REDACTED]

Cc [REDACTED]

 2 attachments (128 KB)

STOCKTON'S DEVELOPMENT PROPOSALS.pdf; Mail Attachment.ics;

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon [REDACTED]

Ahead of our meeting next week and to speed things up, I attach some proposals from our side for your client's consideration. We would have provided you with this type of feedback several months ago when we first became aware of a new development. However, at the time and until recently the developer didn't respond to our attempts to make contact.

Looking forward to seeing you next week.

Kind regards

[REDACTED]

On 6 Jun 2025, at 13:37, [REDACTED]
wrote:

Please forward to others as required.

Thanks,

[REDACTED]

Application number 142535/FO/205

From [REDACTED]

Date Tue 27/05/2025 16:09

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Re: Planning Application 142535/FO/2025 – Proposed 50-Storey and 26-Storey Residential Development at “Stocktons” Furniture Site, Great Ancoats Street – Formal Objection

Dear Sir/Madam,

Further to my previous two submissions regarding the above application, I wish to inform you that we intend to formally challenge the daylight report(s) and other reports submitted by the developer. To this end, we will be commissioning our own expert report on daylight impact along with other reports.

I would be grateful if you could advise on the relevant timelines and deadlines for submitting our reports to your committee for consideration.

Yours faithfully

[REDACTED]

Objection to Planning Application 142535/FO/2025 – Proposed Towers at Stockton’s Furniture Site (Great Ancoats Street)

I am [REDACTED] writing to object to the proposed development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton’s Furniture site off Great Ancoats Street. My objections are based on material planning considerations focused on the issues of design and townscape impact, loss of privacy/overlooking, parking and highway safety, traffic congestion and noise, and provision for disabled access. Each of these concerns is detailed below, supported by recent planning policies and examples from similar Manchester city centre decisions. I urge the Council to refuse this application in its current form.

1. Design, Height and Appearance – Out of Scale and Character

Excessive Height Breaching Planning Guidance: The proposed 50-storey tower is grossly out of scale with the surrounding townscape and even exceeds the Council’s own height parameters for this site. The site lies in the East Village Central regeneration area, where the Strategic Regeneration Framework (SRF) explicitly sets an upper height limit of 45 storeys for new buildings . At 50 storeys, the main tower violates this guideline, overshooting the SRF’s maximum by a significant margin . Such excess height is not policy-compliant and would establish a discordant high-rise element in an area that the SRF envisioned to step up more moderately in scale. Even the smaller 26-storey block exceeds the prevalent heights in the immediate vicinity.

Out-of-Character Massing and Scale: The twin towers would dwarf the prevailing built form of Piccadilly/Ancoats/New Islington, which is predominantly low- to mid-rise (generally below 15 storeys in height) . Aside from the existing Oxygen Tower (32 storeys at its tallest point), the local skyline is characterized by historic mill buildings and newer developments that respect a mid-rise scale. Introducing a 50-storey “skyscraper” here would appear monstrously out-of-place. Local residents raised this exact concern during the SRF consultation, noting that a 40–45 storey tower at this site “would not be in keeping with the character” of the area . Pushing to 50 storeys only amplifies that inconsistency. The massing of the development – 758 apartments plus substantial commercial volume – results in an

overly dense, bulky scheme that would dominate views for miles around, rather than blending into the urban fabric.

Visual Dominance and Relationship to Context: Even the 32-storey Oxygen Tower (immediately adjacent) is described as “imposing” when seen from Great Ancoats Street . A new 50-storey tower would far surpass this, looming over not only Oxygen but also casting a long shadow over the neighborhood. The abrupt jump from Oxygen’s 32-storey height to 50 storeys next door is poor urban design, creating a jarring visual spike on the skyline rather than a gradual transition. The proposal fails to respect the stepping of heights that the Council envisioned (rising toward the corner of Great Ancoats St/Store St up to a controlled high point) . Instead it reaches a height that would overwhelm nearby buildings and likely overshadow public spaces and streets below for much of the day. This could reduce daylight at street level and make the environment less welcoming.

Architectural Design and Materials: The design, as presented, appears to rely on a generic modern high-rise aesthetic (large glazed facades and contemporary cladding by SimpsonHaugh architects). This is at odds with the architectural character of Ancoats, a district known for its red-brick industrial heritage and human-scaled streets. Successful recent developments in the area have used brick and contextual materials to complement historic mill buildings – whereas the proposed towers, by contrast, risk appearing as alien glass/concrete monoliths. Public comments have already described the initial designs as a “travesty” and “extremely dated architecture – pastiche modernism” , indicating that the scheme does not win support on design grounds. Moreover, the development entails the demolition of the existing Stockton’s furniture store building, including historic Victorian façades along Store Street. Little effort seems made to retain or incorporate these heritage assets into the new design, which residents have flagged as a missed opportunity . The loss of those façades would erode local character further. In summary, the proposal’s design, height and materials fail to respect the context or comply with adopted design policies, and thus would cause substantial harm to the townscape and visual amenities of the area.

2. Overlooking and Loss of Privacy for Oxygen Tower Residents

The proximity and positioning of the new towers would lead to severe overlooking of existing homes, particularly Oxygen Tower. The plan places a 50-storey residential wall of windows just across narrow Store Street, directly facing the Oxygen Tower’s apartments at close range. This raises serious privacy concerns. Dozens of new apartments would look directly into the windows and balcony spaces of Oxygen’s residents, eroding the sense of privacy in one’s own home – a fundamental residential amenity. The separation distance between facing windows is extremely small for buildings of this height; Store Street is a relatively narrow road, meaning the new tower could be only tens of meters away from

Oxygen Tower. Such tight spacing is well below typical guidelines for privacy distances in high-rise developments (for example, one rule of thumb suggests ~20m+ between habitable-room windows, which this scheme likely breaches). The result would be a pervasive “fishbowl” feeling for current residents, who would have hundreds of new neighbours’ eyes able to peer into their living space.

In addition to direct overlooking, the development’s scale would cause loss of natural light to nearby dwellings. With a 50-storey block immediately to the west/south-west of Oxygen Tower (and much taller), it is inevitable that daylight and sunlight to Oxygen’s lower and mid-level flats will be reduced, especially in the afternoon and evening. A local resident’s consultation response noted that the narrowness of Store Street and the closeness of the proposed tower to Oxygen Tower would cause “loss of light and privacy” for existing residents . This loss of light could be significant – yet the application has not publicly demonstrated compliance with BRE daylight/sunlight standards for surrounding properties. Overshadowing of Oxygen’s amenities (and of other nearby buildings and public realm) is therefore a major concern. Diminished daylight can impact residents’ quality of life and even energy usage (lights on during the day, etc.), which are material planning considerations.

Furthermore, the sheer number of new units (758) means increased noise and disturbance facing existing residents. Many of those new apartments will have balconies or windows that, when open, could project noise (music, voices, etc.) toward Oxygen Tower. The proposal also includes 45,000 sq ft of commercial space, potentially including cafes or other evening uses, which could generate noise audible to neighbours. With the towers so close, sound could carry and echo between the buildings. Residents during the framework consultation feared “noise nuisance” as a result of the tower’s proximity . While some level of city centre noise is expected, this development would bring an unusually intensive concentration of people into a small area, amplifying activity right beside an existing residential tower that until now had an open aspect. This raises the prospect of increased late-night noise, loss of peace, and general disturbance for Oxygen Tower occupants – impacts that are material in planning terms (falling under residential amenity).

In summary, the proposal compromises the privacy and comfort of existing residents to an unacceptable degree. The Council has a duty to protect the amenity of established homes when assessing new development . As it stands, the scheme would result in a severe overlooking intrusion and notable loss of light for Oxygen Tower (and possibly other nearby dwellings), contrary to good planning practice. This is a strong ground for refusal or substantial redesign (for example, reducing height and re-siting the towers further from Oxygen, as even residents suggested).

3. Parking Provision and Highway Safety Issues

Lack of Off-Street Parking: The application proposes zero on-site car parking spaces for the 758 apartments and the commercial/office units . While encouraging sustainable travel is welcome in principle, a development of this scale with absolutely no parking raises serious practical and safety issues. It is unrealistic to assume that none of the hundreds of new residents (nor their visitors, service providers, etc.) will own or use cars. In reality, many occupants may still have vehicles or need to be picked up/dropped off regularly. With no dedicated parking or drop-off area, those vehicles will inevitably seek space on surrounding streets or other developments' car parks. The surrounding network of streets (Great Ancoats Street, Store Street, and nearby residential roads in Ancoats/New Islington) is already heavily parked and congested, leaving little spare capacity. The overspill parking from this development could overwhelm the limited on-street bays and potentially lead to illegal or unsafe parking practices.

Overspill and Safety Hazards: Residents in the area have already observed that local roads suffer from bad congestion and people “pulling over” unsafely due to lack of parking availability . Introducing 758 car-less units without any parking management plan will exacerbate this. Likely scenarios include: vehicles circling the area looking for a spot (adding to traffic); cars parked on double-yellow lines, pavements, or in front of hydrants out of desperation; and use of nearby residential streets' bays (displacing existing community parking). Such indiscriminate parking can create hazards – e.g. blocking sightlines at junctions, impeding emergency vehicle access, and forcing pedestrians (including disabled users) onto the road. Greater Manchester Police and highway officers often raise these safety issues when parking is under-provisioned. The development needs to demonstrate it won't result in dangerous parking displacement, but currently it fails to do so.

Conflict with Council Parking Standards: Manchester's Core Strategy requires that new developments include adequate parking such that they do not cause disamenity or safety problems for others . The Council's approach is that parking provision should reflect the site's accessibility but must not simply shift the burden to surrounding streets. In this case, the site's city centre location near public transport might justify lower car provision than a suburban scheme – however, providing zero spaces is an extreme approach that conflicts with common practice. For comparison, other large city centre residential schemes have included at least some parking or made provision for car club bays, visitor parking, etc., especially to accommodate those residents who absolutely need a car. Here there is no indication of any such measures. Notably, the Planning and Highways Committee has recently taken a firm stance on inadequate disabled parking in new developments, going so far as to defer a hotel proposal that lacked on-site parking – the committee was “minded to refuse” until the issue was addressed . This underscores that totally car-free schemes can be unacceptable. The current application has not justified its departure from parking standards in a way that ensures no harm to others; therefore it fails the test of sustainable development on transport grounds.

Increased Traffic Movements and Loading: Even if residents do not own cars, the development will generate significant traffic from service and delivery vehicles: moving vans for 758 apartments (on move-in/out days), daily parcel and grocery deliveries, taxis and ride-share pickups, maintenance and emergency vehicles, etc. With no on-site loading bay or car park, these vehicles will have to stop on Great Ancoats Street or Store Street. Great Ancoats Street is a busy arterial route (part of the Inner Relief Road) where stopping could be very dangerous and is likely not permitted except in designated bays. Store Street is narrower and already handles traffic to Oxygen Tower and other buildings; multiple vans pulling up at the kerb will cause obstructions. The highway safety risk from this unmanaged loading activity is considerable – drivers may double-park or block lanes, leading to collisions or forcing cyclists into traffic. The developer's plans should have included a dedicated service lay-by or similar, but it appears none is proposed in the publicly available information. Without proper off-street loading facilities, the scheme compromises the safety and free flow of the highway, contrary to Core Strategy policy and national guidance (NPPF para 111 states developments should be refused if they cause an unacceptable impact on road safety).

In summary, the lack of any off-street parking or loading provision is a major flaw. It is likely to result in parking overspill, traffic obstruction, and safety hazards in the surrounding area – a material planning harm. The Council is urged to require a rethinking of the parking strategy (at minimum, some controlled on-site parking or funded measures to manage on-street parking) before considering approval. As it stands, this aspect alone could justify refusal due to the risk of severe residual cumulative impacts on the transport network's safety and capacity.

4. Traffic Congestion and Noise Impacts on the Local Area

Strain on an Already Congested Network: The cumulative impact of adding 758 apartments and 45,000 sq ft of commercial space in this location will be to inject thousands of additional trips into an area that is already traffic-saturated. Great Ancoats Street is known as one of the busiest and most congested routes around the city centre – it forms part of the Inner Ring Road and is meant to carry traffic around the centre, but in practice it often experiences stop-and-go congestion and queuing, especially at peak times. In fact, Great Ancoats Street has been identified as one of the most polluted streets in Greater Manchester, with illegal and dangerous levels of air pollution from traffic. The Council's own £9m improvement scheme for this road (the "European-style boulevard" project) acknowledged the severe noise and pollution issues, aiming (only partially) to mitigate them by resurfacing to reduce traffic noise by 40%. This is the baseline into which the new development would be dropped.

Even if residents do not have private cars, the development's population influx (likely well over 1,000 new residents, plus office workers, retail customers, etc.) will generate substantial vehicle trips in the form of taxis, deliveries, service vehicles and general through-traffic

responding to the new activity hub. Trip generation analysis would undoubtedly show hundreds of additional vehicle movements per day. This will add to existing traffic congestion and pollution on Great Ancoats Street and feeder roads. A local community website reviewing the Council's plans for this area noted that current road layouts already "contribute to congestion and pollution with excessive starting, stopping and idling traffic" on Great Ancoats Street. Adding more development without significant transport infrastructure improvements will only worsen these problems – contrary to Manchester's transport and environmental policies. Notably, the site is directly across from the planned new Civil Service campus on the former Central Retail Park, which will host 7,000 workers. The traffic and transit demand from that project will already be high; approving another massive trip-generator next door, all funnelling into the same road network, is a recipe for gridlock unless properly mitigated.

Noise Pollution from Traffic and Activity: Ancoats residents already endure high ambient noise from the volume of cars and lorries on Great Ancoats Street – noise levels that the Council has tried to reduce, but remain significant. The introduction of 758 new households and commercial premises will bring additional noise sources: increased road traffic noise (from more cars/taxis coming and going, horns, engines idling), more foot traffic and general bustle, and noise from on-site uses (e.g. restaurants/cafes in the commercial space, outdoor gatherings in the new public square). Given the density of the development, there is potential for a 24/7 noise environment: daytime construction and commercial noise, and nighttime noise from residents or late-night traffic. This could affect not just Oxygen Tower residents but also other nearby communities (e.g. Islington Wharf, Albion Works, and future residents of the Central Retail Park development).

Of particular concern is night-time noise. With no on-site parking, many residents or visitors will be dropped off by taxis on the street late at night, possibly with car doors slamming and people talking loudly under Oxygen Tower's windows. The commercial units, if they include bars or late-opening eateries, could generate evening and late-night patron noise and service vehicle noise. The applicant has not clarified how noise will be controlled. At this stage, the proposal risks worsening local noise pollution, when planning policy (both local and national) requires new development to mitigate and not exacerbate noise impacts. Residents should not lose their right to a reasonable night's sleep due to an oversized development.

Moreover, the design of two tall towers close together can create a wind tunnel effect, which often leads to amplified wind noise at ground level and around nearby buildings. This microclimatic impact is not fully detailed, but it is a known issue with tall buildings that can further degrade environmental quality (wind noise and discomfort for pedestrians).

In summary, the traffic generation and noise implications of this scheme are materially harmful. It threatens to push local traffic conditions from bad to worse, potentially leading to increased air pollution (contrary to environmental objectives) and noise that harms residential

amenity. Until a robust traffic impact assessment and noise mitigation strategy are presented – and the scheme is perhaps scaled to what the infrastructure can handle – it would be premature to approve this development. The NPPF makes clear that developments should only be allowed if they do not cause “severe” transport problems or “unacceptable” noise pollution; currently this scheme fails that test.

5. Inadequate Disabled Parking and Accessibility Provision

The development in its current form does not appear to provide any dedicated disabled persons’ parking or sufficient measures to accommodate those with mobility impairments. By providing zero car parking on-site, the proposal effectively also provides zero disabled bays (unless on-street bays are proposed, which has not been evidenced). This is a glaring omission given the scale of the project. Manchester City Council’s adopted approach is that new developments must be accessible to everyone, including disabled people, in line with its Access for All policy and the “Design for Access 2” inclusive design standards. Those guidelines typically require a proportion of parking spaces (if parking is provided) to be marked for Blue Badge holders, and even in car-free developments, there should be provisions such as accessible drop-off points, nearby allocated bays, or equivalent arrangements to ensure disabled residents/visitors are not disadvantaged.

The absence of any on-site disabled parking is not policy compliant. It fails to meet the needs of disabled drivers or passengers who might live in or visit these buildings. For instance, a wheelchair user who drives would have no way to park near the entrance of their home. Relying on public transport is not always feasible for those with certain disabilities, and taxis might not suffice if there isn’t a safe, guaranteed place to alight close to the building. This undermines the Council’s vision of Manchester as “the most accessible city in Europe”. It’s also inconsistent with recent planning committee expectations – as noted, a hotel scheme on Great Ancoats St was held back by the committee due to lack of disabled parking until the developers addressed it. The same scrutiny should be applied here: 758 apartments with no disabled bays is far more egregious than a 212-room hotel lacking a few bays.

Beyond parking, we must consider general accessibility: Are the pavements and site entrances designed for disabled access? How will disabled residents move from car drop-off to their door? Will the new public realm be fully accessible (e.g. step-free, with tactile paving and seating)? These details are unclear, but given the parking oversight, one worries the scheme has not been thought through holistically for those with limited mobility. Disabled residents’ needs are a material planning consideration, protected by both local policy and equality legislation. A development that does not adequately cater for them should not be granted permission. At minimum, a revised plan should include a number of designated disabled parking bays either on-site or immediately adjacent (with enforceable reservation for

Blue Badge holders), as well as a management plan for disabled drop-offs. In the current proposal, the lack of such provision is a strong ground for objection.

Accessibility compliance must also extend to ensuring all entrances, lifts, and facilities meet the highest standards (which would be dealt with at building control stage), but planning can insist on an inclusive design approach from the outset. Right now, the scheme's approach – essentially a one-size-fits-all “car-free” ethos – does not account for the differing needs of disabled people, and thus conflicts with Manchester's inclusive development policies . The Council should require the developer to demonstrate how disabled people's needs are met in terms of parking, access, and overall usability of the development; otherwise, the application should be refused as contrary to the public sector equality duty and local planning guidance.

Conclusion

In conclusion, this proposal in its present form would have unacceptably adverse effects on the surrounding area and community. The design and extreme height of the towers are incongruous and breach adopted planning frameworks, the proximity of the development would severely impact existing residents' privacy and daylight, and the lack of any parking provision (especially for disabled users) alongside the huge increase in units would exacerbate traffic congestion, parking chaos, and noise in an already stressed city-centre environment. These are all material planning considerations that conflict with local and national policy aims (including Manchester Core Strategy policies on design, transport and inclusive access, and the NPPF's goals for healthy, safe and inclusive communities).

Critically, none of the above objections touches on non-material issues like property values – my concerns are firmly rooted in planning policy and the public interest. For example, the development fails to meet the criteria of good design and context sensitivity in the City Council's Guide to Development SPD, which requires new buildings to respect their surroundings and protect amenity . It also appears to disregard the East Village Central SRF guidance on height limits , and does not adequately mitigate its impact on infrastructure (contrary to Core Strategy T2, which seeks to ensure new development does not cause traffic problems). Approving such a scheme could set a negative precedent, undermining carefully crafted plans for the area's regeneration and harming the living conditions of current and future residents.

I respectfully ask Manchester City Council to refuse planning permission for application 142535/FO/2025. At the very least, major revisions should be required – including a substantial reduction in height and massing, reorientation to increase the distance from Oxygen Tower, provision of appropriate parking/servicing solutions, and improved design

that responds to the local context. Without these changes, the development would fail to satisfy the basic tests of planning acceptability. The goal should be development that complements Ancoats and Piccadilly, not overwhelms it.

Thank you for considering these objections. I trust the Council will uphold its planning policies and the interests of local residents in this case.

Sources Cited:

- Manchester City Council, East Village Central SRF (Nov 2022) – height parameters (p.21) .
- MCC Piccadilly SRF Consultation Summary (2023) – resident comments on height/scale and Oxygen Tower proximity .
- Place North West (30 Apr 2025), Plans in for £241m Manchester towers – scheme details (height, 758 apts, 45k sq ft commercial) .
- ManchesterWorld (1 May 2025), Ancoats towers bring 758 flats... – note of no parking provision (974 cycle spaces) .
- Manchester Core Strategy (2012) – Transport Policy T2 on parking not causing disamenity .
- Place North West (Dec 2021), Oxygen Tower completes – Oxygen Tower height/imposing appearance .
- Great Ancoats Street info – noted as “illegal levels” of pollution, congestion issues .
- Place North West (2019) – Planning Committee deferred a scheme for lack of disabled parking .
- Manchester City Council – Disabled Access Guidance (inclusive design expectations) .

Introduction

We, [REDACTED] respectfully submit this report relating to the current redevelopment scheme proposed for the former Stocktons site opposite our building, on the north side of Store Street.

As it stands, the proposed scheme comprises a 50-storey residential tower and a 27-storey mixed-use tower positioned directly opposite Oxygen Tower (32 storeys) — separated by only a narrow road. For the reasons examined throughout this report — including extreme daylight loss, overshadowing of our solar infrastructure, direct overlooking and privacy intrusion, visual “wall-effect”, wind-tunnelling risk, and clear conflict with local height guidance and neighbourhood character — this arrangement is both inappropriate for the area and demonstrably harmful to the quality of life of existing residents.

We wish to stress our willingness to engage constructively with the developer: **if an acceptable agreement can be reached, we will not commission independent expert reports — including a separate daylight/sunlight study** — thereby saving time and cost for all parties.

Our key concerns include:

- **Daylight and sunlight loss:** The developer’s own supplementary daylight report confirms that under the proposed plans, many north-facing homes in Oxygen Tower would suffer up to a 78 % loss of daylight. The attempt to defend this impact through a “mirror-massing” benchmark is weak: it compares the outcome only with a hypothetical building of identical height and bulk, rather than with the open sky residents actually enjoy today, and therefore downplays the real-world harm. This scale of loss is exceptional and unacceptable — and would significantly degrade the living conditions of dozens of families, with long-term consequences for physical and mental wellbeing.
- **Overshadowing of renewable infrastructure:** The rooftop of Oxygen Tower hosts solar panels that help power shared systems in the building. The excessive height and siting of the proposed 50-storey tower would cast prolonged shadows on this solar infrastructure — reducing energy output, raising our building’s electricity consumption from the grid, and ultimately increasing service charges for residents. We regard this as a direct material harm to our sustainability and cost of living.

- **Privacy and direct overlooking:** The new towers, especially at their current proximity, will face directly into homes in Oxygen Tower. Dozens of windows will allow line-of-sight into residents' living rooms, bedrooms and balconies — an intrusion made worse by the closeness of the buildings and alignment of floors. We therefore request that, should any facing arrangement be approved, the developer be required to fund mirrored or reflective window film for all affected Oxygen Tower residents, as a form of mitigation.
- **Visual obstruction and character impact:** The scale and bulk of the 50-storey tower, positioned directly across a narrow street, will dominate the skyline and irreparably block open views currently enjoyed by Oxygen Tower residents. It will loom over the street and impose a “wall effect” that alters the character of the neighbourhood. This is especially concerning given Ancoats' distinct identity — a historic, low-rise industrial district characterised by converted brick warehouses and newer mid-rise schemes. The proposed towers do not fit this urban grain.
- **Collectively, these four direct impacts — daylight loss, energy disruption, privacy intrusion, and visual obstruction — represent a serious diminishment of amenity that is likely to lead to a measurable reduction in the market value of affected Oxygen Tower properties.**
- **Contextual conflict with local planning vision:** The adjacent Central Retail Park site, which will soon be redeveloped by Manchester City Council, is set to comprise primarily mid-rise, low-carbon office blocks with generous open space. The proposed 50-storey residential tower, located across the street, would appear grossly out of place alongside that vision — overwhelming the area with bulk and height, contrary to the Council's own direction for the neighbourhood.
- **Breach of height guidance (and local precedent):** The 2022 East Village SRF sets an indicative ceiling of **40–45 storeys**, and, in practice, the largest recent buildings in the neighbourhood — including the 32-storey Oxygen Tower itself and other consented schemes in the 30–40-storey range — respect that envelope. The proposed **50-storey** tower would therefore leapfrog local precedent by **10–20 extra floors**, becoming the district's tallest structure and breaking the stepped skyline the SRF was designed to protect. No evidence has been provided to show that the extra bulk and unit count have been stress-tested in cumulative-impact studies (traffic, wind, daylight, micro-climate, public services). We therefore regard the additional height as unjustified and strongly urge that the tallest building be kept within the SRF range — **capped at 45 storeys at most, and preferably 40 storeys to match the prevailing limit.**
- **Procedural and cumulative-impact concerns:**
 - **Compressed public consultation:** The East Village SRF was published for only **14 days** instead of the standard **28 days**,

undermining confidence in the document's legitimacy as a basis for approving an exceptional scheme.

- **Incomplete infrastructure assessment:** Because the SRF's density assumptions were lower, we have **not seen any updated work** to show that the enlarged proposal's traffic generation, parking demand, public-transport loading, school-place requirements, GP capacity, open-space provision, or utilities demand have been properly recalculated.
 - **Potential departures from best practice:** Without full, up-to-date impact studies, it is impossible for stakeholders or decision-makers to judge whether the local network of roads, public services, and amenities can absorb the extra population. We are therefore concerned that correct procedures may not have been followed in multiple areas—well beyond the shortened consultation period.
- In view of these procedural gaps, we request that **comprehensive, updated assessments** be completed and made public before any planning consent is granted.

In light of these concerns, we urge the developer to consider six alternative approaches (labelled A through F) that would reduce harm to existing residents, respect the character of Ancoats, and still allow a financially viable and architecturally strong project to move forward.

Each alternative below outlines:

- **The design change proposed;**
- **The benefit to residents and the wider community;**
- **The impact on development viability (with the aim of maintaining yield wherever possible);**
- **Where relevant, supporting arguments based on commercial and planning logic.**

We respectfully request that the developer, and the Planning Department, give serious consideration to these options. We are not opposed to development. We welcome new neighbours. We simply believe this important site should be developed in a way that is sustainable, neighbourly, and in keeping with the character and policy direction of the district.

Alternative A: Creation of a green space buffer on Store Street

Description:

This option proposes setting the development's massing back from Store Street by introducing a landscaped green space fronting the street. Rather than placing towers directly opposite Oxygen Tower, the Store Street edge would become a public park, plaza, or green buffer, with tall buildings repositioned further within the site — ideally toward the Great Ancoats Street side or the rear of the plot.

Benefits:

- **Daylight and sky view:** This approach preserves daylight access to north-west facing Oxygen Tower apartments by removing overshadowing mass directly across the street. Shadows from towers would first fall across the open space before reaching our homes.
- **Privacy:** By moving the towers away from the façade of Oxygen Tower, the physical separation reduces direct overlooking and gives both communities greater comfort.
- **Streetscape quality and environmental resilience:** This option would avoid a “canyon effect” on Store Street, mitigate the wind-tunnel conditions forecast under the current plan by giving air space to disperse, and contribute positively to Ancoats’ public realm — with greenery, seating, and an improved pedestrian experience. The increased permeable green space would also maintain groundwater storage and attenuate surface run-off, helping to prevent the type of flooding events that have recently occurred on Store Street.
- **Neighbourhood benefit:** The landscaped buffer could become a communal space shared by future residents and the wider community, complementing the 55 % open space already shown in the developer’s submission.

Impact on yield:

No significant reduction in floorspace need occur. Floor area displaced from the Store Street frontage could be reallocated by shifting the towers deeper into the plot, slightly expanding footprints, or modestly adjusting height (within the SRF guidance). Alternatively, underground parking or amenity space could be located beneath the landscaped area.

Alternative B: Low-rise, mid-density scheme

Description:

This alternative envisions replacing the proposed high-rise towers with a series of mid-rise buildings (6–12 storeys), arranged in a perimeter-block or courtyard layout.

The entire development could still meet housing targets through horizontal rather than vertical density, in keeping with the established character of Ancoats.

Benefits:

- **Sunlight and sky access:** A 10–12 storey neighbour casts far less shadow on a 32-storey tower than a 50-storey one. Oxygen’s residents — particularly on lower floors — retain a more open skyline and direct light for much of the day.
- **Scale and character:** This approach better reflects Ancoats’ heritage and complements neighbouring buildings, including the emerging Central Retail Park development.
- **Visual and psychological openness:** Mid-rise buildings open up view corridors for Oxygen residents, rather than placing a sheer wall across from their homes.
- **Construction practicality:** Mid-rise development avoids the extreme foundation, wind resistance, and fire safety requirements of higher-scale towers — often delivering savings on build cost and complexity.
- **This would be more reflective of the “mirror massing” argument put forward in the daylight report.**

Impact on yield:

A well-planned low- to mid-rise layout (e.g. four 12-storey blocks of ~15 units per floor) could still yield around 720 units — close to the 758 currently proposed. The developer’s target density can be retained with design creativity and smart site usage.

Alternative C: Inversion of tower positions (swap height locations)

Description:

This option proposes swapping the proposed tower positions so that the shorter 27-storey tower is placed nearest to Oxygen Tower (along Store Street), and the 50-storey tower is located farther away — ideally on the Great Ancoats Street end of the site. This redistributes height to minimise impact without changing the overall development yield.

Benefits:

- **Daylight and overshadowing:** The shorter 27-storey building, when positioned opposite Oxygen Tower (32 storeys), creates far less loss of light than the proposed 50-storey building. Many upper floors of Oxygen would still enjoy open views and better daylight, **and residents of the 27-storey block would themselves gain brighter, less-overshadowed homes than if the taller tower faced Oxygen**, improving liveability and long-term value on both sides of the street.
 - **Visual balance:** This configuration provides a more gradual step in scale — from the existing 32-storey Oxygen Tower to the 27-storey neighbour, then rising to 50 storeys toward the periphery. **This approach reflects good urban design practice and would also give residents of the new buildings themselves better daylight and reduced overshadowing, improving liveability and unit value.**
 - **Privacy:** The lower height of the tower closest to Oxygen reduces the number of windows facing directly into our homes. The more distant 50-storey tower is less intrusive from a privacy standpoint.
 - **No impact on developer yield:** This is a simple repositioning. The same number of storeys and units are delivered — just in a more considerate arrangement.
-

Alternative D: 90-degree rotation of the 50-storey tower

Description:

This strategy proposes rotating the taller tower so that its narrowest side faces Oxygen Tower, rather than its broad face. If the current plan presents a wide slab parallel to Store Street, a quarter-turn rotation would dramatically reduce the visible width from Oxygen.

Benefits:

- **Reduced “wall effect”:** A slender edge facing Oxygen means the visual mass of the building is less overpowering — preserving openness and sky view.
- **Shadow reduction:** The shadow cast by a narrower profile moves faster and covers less ground at any one time, reducing overall light loss.
- **Enhanced privacy:** Fewer windows will directly face Oxygen Tower. Most new flats would be oriented east–west, offering their residents better outlooks and avoiding direct views into our homes.
- **Market benefit for the developer:** Rotating the tower 90 degrees means the great majority of flats would look east and west rather than directly south

toward Oxygen Tower. Because the east- and west-facing outlooks are unlikely to be significantly blocked by future development, **most units gain unobstructed, long-range views of sunrise over the city centre and sunset toward the Pennines—a premium amenity that reliably lifts sales values.** A narrower south façade can still host a smaller set of “signature” city-view apartments, while the north façade enjoys clear vistas without overlooking Oxygen. In short, the rotation upgrades view quality for almost every flat and preserves—or even enhances—the scheme’s commercial appeal

-

Impact on yield:

There is no loss of units or floor space — only a reconfiguration of the tower’s floorplate. Structural changes are minor. This is a low-cost, high-benefit design improvement.

Alternative E: Reorientation and separation of towers

Description:

This approach proposes physically separating the two towers on site and rotating them slightly so they are not aligned in parallel. Instead of a closely packed pair of towers, the buildings would be sited at opposite ends or corners of the site — with significant spacing and a central open space between them.

Benefits:

- **Light and openness:** Wider separation allows more sunlight to pass between the towers and reach Oxygen Tower. View corridors are preserved for both communities.
- **Massing:** Visually, two slender towers spaced apart read as individual buildings rather than one large mass. This is a more sympathetic urban composition.
- **Privacy:** Physical distance and non-alignment reduce direct overlooking into Oxygen’s windows.
- **Market benefit:** Angled towers allow more apartments to face east or west with open views — more attractive to buyers than south-facing units that look into another tower. The developer gains value through more premium flats.

Impact on yield:

This option does not reduce the number of units or the towers' height. It simply redistributes them on the site in a way that respects context and improves the experience for all stakeholders.

Alternative F: Additional mitigation strategies

This final set of strategies suggests technical and architectural refinements to reduce the impact of the scheme without altering the overall development form. These can be adopted in combination with the other alternatives.

Recommended measures include:

- **Stepped massing:** Instead of sheer tower façades, introduce set-backs at various heights (e.g. podium at 8–10 storeys, then setbacks at 30 and 40 storeys) to reduce the visual dominance when viewed from not only Oxygen Tower but also other blocks and street level in the area. This creates a “wedding-cake” form that recedes from street level.
- **Slender floorplates:** A more needle-like form — even if slightly taller — will feel lighter and cast narrower shadows than a bulky slab. Developers could shift some bulk to the 27-storey tower (e.g. make it 30 storeys) while narrowing the taller one.
- **High-reflectance façades:** Use of reflective or light-toned materials on the east side of the tower (facing Oxygen) can bounce ambient light back toward Oxygen Tower's lower levels, mitigating some of the daylight loss. Properly treated glazing can also reduce privacy intrusions; however, adoption of such finishes must be contingent on confirming—through the glare-analysis methodology set out in the daylight report—that reflections will not create hazardous glare for drivers, cyclists, or pedestrians on Store Street and surrounding roads.
- **Window orientation and screening:** Design new flats so windows and balconies do not directly face Oxygen. Instead, orient them north/south or use angled bay windows, higher sills, frosted glass, or vertical landscaping screens.
- **Green walls, rooftop planting, and tree-lined avenues:** Incorporating trees, vegetated façades, and continuous street greenery can soften the appearance of the towers when seen from Oxygen and the wider neighbourhood while cutting particulate air pollution by up to 50 % (supporting Clean Air Zone objectives). Extensive planting also increases ground-water storage and slows storm-water run-off through canopy interception and

hydraulic roughness, helping the built-up environment cope with heavier rainfall and other extreme-weather events.

Benefits:

- **Daylight and reflectance:** While no design can replace direct sun, subtle architectural choices can improve perceived brightness and avoid the oppressive feel of a dark monolith directly outside one's home.
 - **Privacy protection:** These measures help shield Oxygen residents from intrusive views. Importantly, the developer should commit to paying for mirrored or privacy film on affected Oxygen Tower windows to further mitigate the impact. This is a minor cost in context and demonstrates accountability.
 - **Amenity and architectural interest:** A stepped, greener, and better-oriented tower is not only more neighbourly — it is also likely to receive more favourable reception from both planners and prospective buyers.
-

Conclusion and Summary of Requests

We are not opposed to development. We understand Manchester is growing — and we welcome well-considered additions to the neighbourhood. Our concern lies not with height per se, but with proximity, orientation, and scale sensitivity. The current proposal presents a 50-storey tower directly across a narrow street from existing homes, causing a 78 % reduction in daylight for some Oxygen Tower flats (as per the developer's own daylight/sunlight report). That level of impact is unacceptable.

In addition to the loss of light, privacy, and outlook, we draw attention to the following overlooked but significant issues:

- **Wind tunnelling and microclimate disruption:** The scale and proximity of the towers, particularly if massed closely together, create a strong risk of wind tunnel effects between buildings. These conditions can significantly impact street-level comfort and safety on Store Street and around the site. Past developments in Manchester have encountered problems where excessive wind has made entrances unusable and outdoor space unpleasant. The current plans do not appear to demonstrate sufficient modelling or mitigation measures for this issue. We urge that reorientation and tower separation (Alternatives D and E) be adopted not only for visual and daylight benefits, but also to improve wind dispersal and pedestrian safety.
- **Wireless signal interference:** The proposed towers, especially the 50-storey structure directly opposite, are likely to obstruct or degrade a wide range of radio frequencies reaching Oxygen Tower. We are concerned about the loss or degradation of:

- Mobile phone signals (4G/5G)
- TV reception (Freeview or satellite)
- Emergency broadcasts (e.g. national and local emergency radio alerts)
- Satellite broadband (Starlink)
- GPS reception (used in navigation, ride-hailing, deliveries, and outdoor activities)
- Hobby and technical use frequencies (e.g. ham radio, amateur satellite communications)

Many Oxygen residents work from home, rely on stable mobile data and GPS access, and depend on wireless systems for both personal safety and livelihood. A sudden and severe degradation of these systems — caused by the physical presence of a tall, dense structure metres away — would be a serious and unacceptable consequence. **We urge the developer to undertake and publish a wireless spectrum and signal impact assessment before approval is granted, and if interference is found, fund appropriate mitigation (e.g. signal relays, rooftop antennae, cabling improvements) for affected residents.**

- **Aviation warning lights:** We note there are currently no published plans or visual impact assessment addressing aviation lighting. Given the height of the proposed 50-storey building, such lights are not only likely required on the rooftop, but may also be required along the vertical elevation — for example on floors 17, 33 and 50. This would result in high-intensity red strobes or beacons shining upward, downward and horizontally — directly into living rooms and bedrooms in Oxygen Tower, particularly on higher floors. These lights could seriously disrupt sleep, health and quality of life for residents directly opposite. **If any such lighting is required, the developer must commit to providing and fitting effective blackout blinds or equivalent mitigation for all affected Oxygen Tower apartments at their expense.**

In addition, we confirm that if the developer adopts a solution that satisfactorily addresses the issues set out above, the Board will consider the matter resolved and will not proceed with commissioning its own specialist reports (including an independent daylight report). This collaborative approach will streamline the planning process and reduce expense for all stakeholders.

Preferred design solution: low-rise, mid-density scheme:

Our strongest preference is for the Stocktons site to be redeveloped as a **low- to mid-rise, courtyard- or perimeter-block layout (roughly 6–12 storeys)** rather than a pair of very tall towers. This approach offers the clearest, simplest way to avoid almost every serious impact identified in this report.

Benefit	Explanation
Daylight & sunlight	A 10- to 12-storey neighbour casts dramatically shorter shadows than a 50-storey slab, protecting light to north-facing Oxygen apartments and giving new residents bright, well-lit homes.
Privacy	Lower buildings and greater horizontal separation remove the direct “window-to-window” intrusion inherent in the current plan.
Character & context	Mid-rise massing matches Ancoats’ historic grain of converted mills and newer eight-to-twelve-storey developments, preserving the district’s identity.
Wind & micro-climate	Eliminates the extreme downdraughts and wind-tunnel effects typical of closely spaced high-rise towers.
Visual amenity	Maintains wider sky views for existing and future residents; avoids a “wall effect” on Store Street.
Environmental resilience	Allows larger planted courtyards, tree-lined frontages, and permeable ground, cutting particulate pollution by up to 50 %, increasing groundwater storage, and slowing storm-water run-off.
Construction practicality	The sole commercial drawback of a mid-rise, 6–12-storey scheme is that it yields fewer units overall and forgoes the top-floor “penthouse premium” available in a 50-storey tower. However, this revenue gap is largely balanced by sharply lower construction costs—no extreme foundations, no expensive double-skin façades or tuned-mass dampers, and a simpler fire-safety regime—together with a shorter programme, lower finance charges and reduced technical risk. In practice, the savings and speed to market can protect, and often improve, the developer’s profit margin while delivering a form that is far more compatible with the neighbourhood and existing residents.
Viability	A well-planned mid-rise grid (e.g. four 12-storey blocks of c. 15 units per floor) still yields ~720 homes—very close to the 758 proposed—while generating a diverse mix of unit types attractive to the market.

Revised request hierarchy

1. Adopt a low-rise, mid-density master-plan (6–12 storeys).

If this primary request is accepted, the following secondary mitigations become largely unnecessary.

2. **If the developer insists on high-rise massing**, then at minimum:
 - Keep the tallest element within the SRF's 40–45-storey envelope (preferably 40).
 - Swap tower positions so the shorter block faces Oxygen.
 - Rotate the taller block to present its narrow face to Store Street.
 - Set the massing back behind a landscaped green buffer.
 3. **Where any residual impacts remain**, secure specific mitigations (daylight/privacy film, glare-checked façades, tree-lined frontage, wireless-signal safeguards, blackout blinds for aviation lights, etc.).
-

In short: low-rise, mid-density development is the simplest, most neighbourly, and ultimately lowest-risk route to a successful scheme for all parties.

Please note we will also ask the Council re-consider the planning process used to support this application, given that a key Strategic Regeneration Framework covering this site was subject to only a 14-day consultation period — far shorter than the standard one-month practice for such documents.

We urge the developer to embrace one or more of the six alternatives outlined in this report. Many involve minimal cost, no loss of units, and may even unlock higher commercial returns. They represent good urban design, better relationships with neighbours, and a more liveable city for everyone.



Application 142535/FO/2025

From [REDACTED]

Date Mon 12/05/2025 06:49

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy

I have deep concerns about this redevelopment.

For the following reasons I am against the development in its current form and hereby object to the proposed development:

- The new buildings will drastically change the skyline
- The proposed towers lack character and are grossly out of scale with the area. Their generic, oversized design is visually unappealing and does not complement Ancoats' historical neighborhood character
- Placing a 50-storey skyscraper side-by-side with Oxygen on narrow Store Street defies logic, overwhelming the streetscape. The towering 50-storey block would overshadow Oxygen, reducing natural light for Oxygen residents
- Overlooking & Loss of Privacy: A development of this scale so close to Oxygen means direct overlooking into the homes of Oxygen residents.
- The height and placement of the buildings would also create significant loss of privacy for Oxygen residents
- Parking & Highway Safety: 758 new apartments = potentially hundreds of additional cars in our immediate vicinity. Parking is already severely limited around Oxygen, and Great Ancoats Street and Store Street are often busy. This development would massively strain local parking availability
- Disabled People's Parking: I am particularly concerned that the proposal does not provide sufficient disabled parking and may even displace existing accessible bays.
- Traffic, Noise & Pollution: Such a huge development will significantly increase traffic and noise in our neighborhood
- The buildings are too tall, too dense, and completely out of character for Ancoats
- The application proposes zero on-site car parking spaces for the 758 apartments and the commercial/office units
- Even if residents do not own cars, the development will generate significant traffic from service and delivery vehicles: moving vans for 758 apartments (on move-in/out days), daily parcel and grocery deliveries, taxis and ride-share pickups, maintenance and emergency vehicles, etc. With no on-site loading bay or car park, these vehicles will have to stop on Great Ancoats Street or Store Street.
- The lack of any off-street parking or loading provision is a major flaw. It is likely to result in parking overspill, traffic obstruction, and safety hazards in the surrounding area – a material planning harm.

I respectfully ask Manchester City Council to refuse planning permission for application 142535/FO/2025

Thank you!

Kind regards

[Redacted]

[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

STOCKTON SITE DEVELOPMENT (142535/FO/2025)

From [REDACTED]

Date Sun 11/05/2025 11:43

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Lucy

The proposed towers of 33 & 47 storeys are grossly disproportionate in size and their drab contemporary look is juxtaposed to Ancoats' historical neighbourhood character. Putting a 50-storey skyscraper opposite Oxygen on narrow Store Street is thoughtless.

The towering 50-storey block will overshadow Oxygen, deny us natural light in our home and disrupt the community. The development will also tower over us allowing new residents to look straight into our homes. Many Oxygen apartments like mine will be stared into by hundreds of new residents in the neighbouring tower overlooking us, destroying our privacy and forcing us to keep blinds & curtains drawn.

758 new apartments means hundreds of additional cars in our immediate area clogging up already congested parking in the area leading to illegal parking, more accidents and more delivery vehicles raising safety issues. The plan does not cater for disabled parking or access which seems inconsistent with council policy. The scale of this development will also dramatically increase traffic and noise.

The construction so close to Oxygen will be horrendous with years of foundation work, loud noise, dust, and heavy vehicle traffic. Even after completion the scale and increase of potentially 1500 new residents plus businesses will cause a surge in traffic, taxis, service vehicles and delivery.

In summary, the proposed plan will devastate our neighbourhood. The buildings are too tall, too dense, out of character in Ancoats, and will invade our privacy, deny light and jam up our streets. Please show empathy and require these plans to be scaled down significantly.

Regards

[REDACTED]

[REDACTED]



Devastating Development at Stockton site 142535/FO/2025

From [REDACTED]
Date Tue 20/05/2025 19:18
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I have already written to you once to object to the development by Liquid Funding Business and Cityside Developments at Stockton Furniture site on the corner of Store Street and Great Ancoats Street. However I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site because talking with other residents and leaseholders other issues have come to light.

[REDACTED]

This development feels excessive and built for profit not to benefit people in Manchester. It's made up of luxury apartments with no affordable or social housing component which seems wrong given Manchester's housing needs.

The impact on Oxygen residents will be severe. The key issue i missed before is that the developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light which is drastic. To make this worse and to gloss over this tragic damage to neighbours' light access the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist.

As mentioned before privacy is also a concern. The taller tower would be just a few metres from Oxygen with hundreds of windows looking right into our apartments with inadequate distance to protect residents.

There's also no on-site parking, nothing for disabled people and no effort has been made to consult people affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme is devastating for existing Manchester residents in the vicinity. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

[REDACTED]

Strong Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Fri 30/05/2025 19:15

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

I am writing to strongly object to the proposed redevelopment of the Stockton's site and to raise serious concerns not just about the unacceptable loss of daylight to our home in Oxygen (50 Store Street, not 47 Ducie Street as in the proposal!), but also about the Council's apparent willingness to sacrifice resident wellbeing for commercial gain.

The developer's own daylight report (GIA, April 2025) admits that the impact on Oxygen is of a "high magnitude", and that many windows will see their Vertical Sky Component (VSC) drop to the mid-teens — a level that is plainly inadequate for comfortable living. In any normal context, this would be classed as significant harm, yet the report conveniently claims it is "not significant" by exploiting a technical loophole (BRE Paragraph H6) and comparing our existing homes to a hypothetical "mirror building".

Let's be honest: the only thing "mirrored" here is the developer's attempt to reflect responsibility away from the actual impact. This is a gross manipulation of planning standards to justify profits over people. And if the Council allows it, then it will be complicit.

The residents of Oxygen will suffer the consequences of your decision — permanent loss of daylight, increased reliance on artificial light, reduced mental wellbeing, and diminished quality of life. Yet the Council stands to gain from increased development contributions, business rates, and PR value — while we, the tax-paying residents who already live here, are ignored and dismissed.

Are we being asked to believe that this is sustainable planning? That building a 50-storey tower within metres of existing residential blocks is somehow in the public interest?

We are not just numbers on a spreadsheet or dots on a visualisation map. We are people with homes, families, and rights. And we will hold the Council accountable if it permits this developer-led scheme to override the basic standards of liveability that Manchester claims to champion.

I urge you to reject this application or at the very least demand a substantial redesign that respects the existing community. Do not let this go through on the basis of technical gymnastics and revenue-driven planning decisions.





27th May 2025

Dear Lucy Harrison,

PLANNING AND
BUILDING CONTROL
06 JUN 2025

With regards to the planning application for application number 142535/FO/2025 I'd like to make the following comments as a member of the public local to the area. As per the question relating to "relevant to planning" in the letter informing me of the application, I'll comment on levels of activity, appearance, traffic, and overlooking.

Levels of activity - In my opinion that the area is already very active with the largest shop nearby (Aldi) often being overcrowded. The proposal suggests adding 758 apartments likely increasing the number of people in the area by 1,000-2,000 which would drastically increase activity putting more strain to support the increased population.

Appearance - The proposed plans show two massive towers with the smaller of the two being of a similar height of the current tallest building in the area and the larger being far taller than anything else nearby. I believe the mammoth height of these buildings would negatively impact the appearance of the surrounding area.

In addition, the sunlight report lists multiple "failures" for nearby buildings having reduced sunlight while also having no consideration for the park area which has already been approved and construction started at the former Central Retail Park across the road. As part of the parks planning sunlight reports would have been taken to ensure plants will receive enough sunlight however these towers being directly South of the proposed park would put the entire area in shade negatively impacting the plants and appearance of the park itself.

Traffic - Great Ancoats St is already an incredibly busy road with the junction the site is next to frequently having car crashes. Traffic is already a drastic issue in the area, and I believe steps should be taken to both reduce traffic and improve flow and despite a lack of on-site parking for the new development I believe the number of additional people will increase the number of cars in the area.

Overlooking - The proposed 49 floor building is directly across the road from the Oxygen building and in addition to blocking large amounts of sunlight to the building would set up hundreds of apartments looking into each other only the road's width from each other. There are many other residential apartment buildings in the area which due to the colossal size of the two apartment buildings I believe would cause similar overlooking issues.

To summarise, my main concerns with the application are regarding the height of the proposed buildings and impact on traffic. The two building plans are far greater in height than any currently in the area which will negatively impact the appearance and lighting, ruining the park currently under construction by drastically restricting sunlight. Great Ancoats Street also has issues with traffic with me having personally seen three crashes at the junction and I can only see this worsen if these plans are approved.

Regards,

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a "**high magnitude**", with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It’s a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council’s own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council’s Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

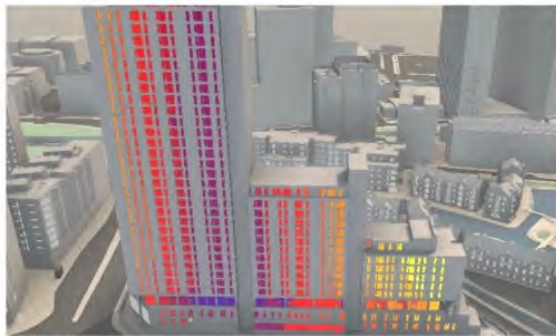


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

11:10 ✓

Computer-generated image of pre and post-development from a flat facing the new development:





Objection to planning application 142535F02025

From [REDACTED]

Date Fri 30/05/2025 18:50

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are “major adverse effects identified”. However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that “overall magnitude of daylight change on Oxygen will be high”. In here, they try to address the issue. They quote a less stringent baseline purporting to adopt BRE document “Site layout planning for daylight and sunlight- A guide to good practice”. I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

“H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary.”

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report “a window standing unusually close to the boundary” is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

“H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children’s playground.”

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g.headache, activity level, heart attack, insomnia and cancer or

psychological e.g. depression, burn-out, SAD, mental distress and suicide (Aries, Aarts, & Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that “New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice”. Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 “A home is a very personal place; it is where we spend our time with loved ones or enjoy in private”. Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples’ mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, & Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day’s hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar(2019) suggests that tall buildings on each side of the road should have a distance of 30 meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other’s home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours’ eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that “the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car”. Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to the Car Ownership:

Evidence Review (June 2024) by National Centre for Social Research, it states that “Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%”. With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that “In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site”. Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during windier seasons, primarily in winter. This adverse effect on neighbourhood violates The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,

References

- Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England : 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>
- Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>
- Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>
- Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.
- Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.
- Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide
- National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
- Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf
- Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf
- Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf

Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

Sent from my iPhone

objection of Stockton's site

From [REDACTED]
Date Thu 29/05/2025 08:14
To [REDACTED] Lucy Harrison

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

I am writing to strongly object to the proposed redevelopment of the Stockton's site and to raise serious concerns not just about the unacceptable loss of daylight [REDACTED], but also about the Council's apparent willingness to sacrifice resident wellbeing for commercial gain.

The developer's own daylight report (GIA, April 2025) admits that the impact on Oxygen is of a "high magnitude", and that many windows will see their Vertical Sky Component (VSC) drop to the mid-teens — a level that is plainly inadequate for comfortable living. In any normal context, this would be classed as significant harm, yet the report conveniently claims it is "not significant" by exploiting a technical loophole (BRE Paragraph H6) and comparing our existing homes to a hypothetical "mirror building".

Let's be honest: the only thing "mirrored" here is the developer's attempt to reflect responsibility away from the actual impact. This is a gross manipulation of planning standards to justify profits over people. And if the Council allows it, then it will be complicit.

The residents of Oxygen will suffer the consequences of your decision — permanent loss of daylight, increased reliance on artificial light, reduced mental wellbeing, and diminished quality of life. Yet the Council stands to gain from increased development contributions, business rates, and PR value — while we, the tax-paying residents who already live here, are ignored and dismissed.

Are we being asked to believe that this is sustainable planning? That building a 50-storey tower within metres of existing residential blocks is somehow in the public interest?

We are not just numbers on a spreadsheet or dots on a visualisation map. We are people with homes, families, and rights. And we will hold the Council accountable if it permits this developer-led scheme to override the basic standards of liveability that Manchester claims to champion.

I urge you to reject this application or at the very least demand a substantial redesign that respects the existing community. Do not let this go through on the basis of technical gymnastics and revenue-driven planning decisions.

cheers,



From

Date Fri 30/05/2025 14:03

To Lucy Harrison

 1 attachment (25 KB)

20250529_Objection to planning application 142535FO2025.docx;

You don't often get email from  [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Objection to planning application 142535FO2025

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are "major adverse effects identified". However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that "overall magnitude of daylight change on Oxygen will be high". In here, they try to address the issue. They quote a less stringent baseline purporting to adopt BRE document "Site layout planning for daylight and sunlight- A guide to good practice". I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

"H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary."

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report "a window standing unusually close to the boundary" is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

“H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.”

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g. headache, activity level, heart attack, insomnia and cancer or psychological e.g. depression, burn-out, SAD, mental distress and suicide (Aries, Aarts, & Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that “New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice”. Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 “A home is a very personal place; it is where we spend our time with loved ones or enjoy in private”. Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples' mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, & Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day's hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar (2019) suggests that tall buildings on each side of the road should have a distance of 30 meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other's home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours' eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that “the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car”. Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in

holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to the Car Ownership: Evidence Review (June 2024) by National Centre for Social Research, it states that “Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%”. With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that “In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site”. Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during windier seasons, primarily in winter. This adverse effect on neighbourhood violates The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,

References

Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England : 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>

Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>

Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>

Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.

Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.

Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide

National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf

Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf

Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf

Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

From [REDACTED]

Date Fri 30/05/2025 16:23

To Lucy Harrison [REDACTED]

 4 attachments (889 KB)

CGI2.png; CGI1.png; VSC levels.png; VCR changes.png;

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To: Manchester City Council Planning Department

From: Jamal Parekh, 3 Ingarsby Lane, Houghton on the Hill, Leicester, LE7 9JJ

Dear Lucy Harrison,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]

[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1. Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical "mirror building"** (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an **imaginary building** that has never existed. It's

a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2. Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3. Excessive Height and Poor Design

The scheme blatantly **exceeds the Council's own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council's Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4. No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5. Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6. Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7. No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8. No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received**.

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9. Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key

measure of residential quality, inclusive design, and fair engagement.

I urge you to **refuse the application outright**. Or at the very least, **require a full redesign** that includes:

- A reduction in height and density
- Greater separation from existing buildings
- On-site parking and disabled access
- Affordable housing contributions
- A daylight strategy based on real conditions, not theoretical comparisons
- A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

DOCUMENTS ATTACHED:

- **VCR changes as per developer's commissioned report: PLEASE SEE ATTACHED**
- **Computer-generated image of pre and post-development from a flat facing the new development: PLEASE SEE ATTACHED**

A small black rectangular redaction box covering a line of text.

Fw: Objection and Request for Review: Planning Application 142535/FO/2025 – Potential Heritage Value

From Planning [REDACTED]
Date Wed 04/06/2025 11:59
To Lucy Harrison [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 04 June 2025 11:55
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Objection and Request for Review: Planning Application 142535/FO/2025 – Potential Heritage Value

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I am writing [REDACTED]
regarding Planning Application 142535/FO/2025, which I understand involves the proposed demolition of the building [REDACTED] at approximately 27 Store street, Or what three words <https://w3w.co/warm.think.precautions>

From my understanding of the site and its architecture, the building appears to have significant heritage or architectural value, and I am concerned that its demolition would result in the irreversible loss of a potentially important historical asset in Manchester city centre.

I am therefore requesting the following:

Clarification of the building's current planning and heritage status, including whether it is locally listed or situated within a conservation area.

Access to any available documentation, such as heritage assessments, previous planning history, or structural evaluations associated with the building.

Your view on whether the site may warrant protection through a Building Preservation Notice or application for statutory listing with Historic England, given its potential historic or architectural

interest.

If the building has not previously been assessed for listing, I would welcome your guidance on how best to initiate that process. I am also keen to explore whether temporary protections can be applied while this is being investigated.

Given the apparent urgency of this application and the potential for irreversible harm, I would be grateful for a response at your earliest convenience.

Kind regards,

[Redacted signature block]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [Redacted] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Objection to Planning Application 142535/FO/2025 – Stockton's Furniture Site Redevelopment

From [REDACTED]
Date Sun 25/05/2025 11:42
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To: Manchester City Council Planning Department
Subject: Objection to Planning Application 142535/FO/2025 – Stockton's Furniture Site Redevelopment

Dear Sir/Madam,

I am writing to formally object to planning application 142535/FO/2025, which proposes the redevelopment of the Stockton's Furniture site on Great Ancoats Street, including the construction of two high-rise residential towers (50 and 26 storeys). [REDACTED]

[REDACTED] I am deeply concerned about the significant negative impact this scheme would have on myself and my neighbours.

The proposal raises multiple material planning concerns including severe daylight loss, privacy intrusion, inappropriate height and scale, lack of parking and disabled access, long-term disruption, the absence of affordable housing, and a failure to consult the local community. In its current form, the application puts developer yield above the wellbeing of residents and should not be approved.

1. Severe Loss of Natural Light

According to the developer's own daylight and sunlight assessment, homes in Oxygen Tower will suffer what they term a "high magnitude" impact, with Vertical Sky Component (VSC) levels falling into the mid-teens or even single digits in many cases. This is significantly below the BRE Guidelines, which recommend a minimum of 27% VSC or a reduction of no more than 20%. Some homes will be left with less than half of their current daylight levels.

To justify this impact, the applicant has relied on a theoretical "mirror building" that never existed — a contrived comparison used to make these losses seem acceptable. This undermines the integrity of the assessment and downplays the real-world effects on residents' quality of life.

2. Overlooking and Loss of Privacy

The proposed towers, especially the 50-storey block, would sit just metres from Oxygen Tower. With hundreds of windows and balconies directly facing our homes, residents would face constant visual intrusion and a permanent sense of being overlooked.

The minimal separation between buildings is not appropriate for high-rise schemes and fails to meet accepted design standards for residential privacy.

3. Excessive Height and Poor Design

The scheme blatantly exceeds the Council's own planning guidance, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council's Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is speculative overdevelopment, driven by maximum yield, not good planning.

4. No On-Site Parking or Disabled Provision

For a development of this scale to include zero parking spaces — not even for disabled users — is unacceptable. While the area is well-connected, not all residents can forgo personal vehicles. This scheme will force additional parking pressures onto neighbouring streets, increasing congestion and reducing safety for pedestrians and cyclists.

Residents in the area already face issues with ad hoc drop-offs and unsafe parking — this development would significantly worsen the situation with no clear mitigation.

5. Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause long-term disruption — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of increased disturbance, reduced peace, and worsened living conditions — all for a development they were not consulted on properly.

6. Inaccessible Design for Disabled Users

Despite the size of the scheme, there is no meaningful provision for step-free drop-off or disabled parking. Suggesting that disabled residents or visitors rely on off-site valet services is not a serious or inclusive solution.

Manchester aspires to be the most accessible city in Europe — this development falls well short of that ambition.

7. No Affordable Housing

A scheme of this scale and value proposing zero affordable or social housing is entirely unacceptable. In a city facing rising housing need, developments must contribute to housing diversity.

This proposal reflects a clear focus on luxury units and investor returns, with no consideration for wider social responsibility.

8. Lack of Community Engagement

Despite efforts from local residents to reach out, there has been no meaningful engagement from the developer. The consultation process appears to have been superficial at best, with no follow-up or collaboration.

Given the scale and potential impact of this development, this failure to involve local stakeholders is unacceptable and contrary to the principles of responsible planning.

Conclusion

This application represents an over-scaled, profit-driven development that would cause significant harm to existing residents and the neighbourhood as a whole. It offers no affordable housing, no proper access, and no daylight protection — and it ignores local feedback entirely.

I respectfully urge the Council to:

- Refuse the application outright; or
- Require a substantial redesign that includes:
 - Reduced height and massing
 - Improved spacing and separation
 - On-site parking and full disabled access
 - Affordable housing provision
 - A realistic daylight analysis based on existing context
 - Genuine community engagement and revisions in collaboration with residents

This city deserves developments that enhance communities, not diminish them. I trust the Council will uphold those values in its decision.

Thank you for your time and consideration.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Objection to Planning Application 142535/FO/2025 – Proposed Towers at Stockton's Furniture Site (Great Ancoats Street)

From [REDACTED]

Date Fri 09/05/2025 17:59

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

I am [REDACTED] writing to object to the proposed development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. My objections are based on material planning considerations focused on the issues of design and townscape impact, loss of privacy/overlooking, parking and highway safety, traffic congestion and noise, and provision for disabled access. Each of these concerns is detailed below, supported by recent planning policies and examples from similar Manchester city centre decisions. I urge the Council to refuse this application in its current form.

1. Design, Height and Appearance – Out of Scale and Character

Excessive Height Breaching Planning Guidance: The proposed 50-storey tower is grossly out of scale with the surrounding townscape and even exceeds the Council's own height parameters for this site. The site lies in the East Village Central regeneration area, where the Strategic Regeneration Framework (SRF) explicitly sets an upper height limit of 45 storeys for new buildings. At 50 storeys, the main tower violates this guideline, overshooting the SRF's maximum by a significant margin. Such excess height is not policy-compliant and would establish a discordant high-rise element in an area that the SRF envisioned to step up more moderately in scale. Even the smaller 26-storey block exceeds the prevalent heights in the immediate vicinity.

Out-of-Character Massing and Scale: The twin towers would dwarf the prevailing built form of Piccadilly/Ancoats/New Islington, which is predominantly low- to mid-rise (generally below 15 storeys in height). Aside from the existing Oxygen Tower (32 storeys at its tallest point), the local skyline is characterized by historic mill buildings and newer developments that respect a mid-rise scale. Introducing a 50-storey "skyscraper" here would appear monstrously out-of-place. Local residents raised this exact concern during the SRF consultation, noting that a 40–45 storey tower at this site "would not be in keeping with the character" of the area. Pushing to 50 storeys only amplifies that inconsistency. The massing of the development – 758 apartments plus substantial commercial volume – results in an overly dense, bulky scheme that would dominate views for miles around, rather than blending into the urban fabric.

Visual Dominance and Relationship to Context: Even the 32-storey Oxygen Tower (immediately

adjacent) is described as “imposing” when seen from Great Ancoats Street . A new 50-storey tower would far surpass this, looming over not only Oxygen but also casting a long shadow over the neighborhood. The abrupt jump from Oxygen’s 32-storey height to 50 storeys next door is poor urban design, creating a jarring visual spike on the skyline rather than a gradual transition. The proposal fails to respect the stepping of heights that the Council envisioned (rising toward the corner of Great Ancoats St/Store St up to a controlled high point) . Instead it reaches a height that would overwhelm nearby buildings and likely overshadow public spaces and streets below for much of the day. This could reduce daylight at street level and make the environment less welcoming.

Architectural Design and Materials: The design, as presented, appears to rely on a generic modern high-rise aesthetic (large glazed facades and contemporary cladding by SimpsonHaugh architects). This is at odds with the architectural character of Ancoats, a district known for its red-brick industrial heritage and human-scaled streets. Successful recent developments in the area have used brick and contextual materials to complement historic mill buildings – whereas the proposed towers, by contrast, risk appearing as alien glass/concrete monoliths. Public comments have already described the initial designs as a “travesty” and “extremely dated architecture – pastiche modernism” , indicating that the scheme does not win support on design grounds. Moreover, the development entails the demolition of the existing Stockton’s furniture store building, including historic Victorian façades along Store Street. Little effort seems made to retain or incorporate these heritage assets into the new design, which residents have flagged as a missed opportunity . The loss of those façades would erode local character further. In summary, the proposal’s design, height and materials fail to respect the context or comply with adopted design policies, and thus would cause substantial harm to the townscape and visual amenities of the area.

2. Overlooking and Loss of Privacy for Oxygen Tower Residents

The proximity and positioning of the new towers would lead to severe overlooking of existing homes, particularly Oxygen Tower. The plan places a 50-storey residential wall of windows just across narrow Store Street, directly facing the Oxygen Tower’s apartments at close range. This raises serious privacy concerns. Dozens of new apartments would look directly into the windows and balcony spaces of Oxygen’s residents, eroding the sense of privacy in one’s own home – a fundamental residential amenity. The separation distance between facing windows is extremely small for buildings of this height; Store Street is a relatively narrow road, meaning the new tower could be only tens of meters away from Oxygen Tower. Such tight spacing is well below typical guidelines for privacy distances in high-rise developments (for example, one rule of thumb suggests ~20m+ between habitable room windows, which this scheme likely breaches). The result would be a pervasive “fishbowl” feeling for current residents, who would have hundreds of new neighbours’ eyes able to peer into their living space.

In addition to direct overlooking, the development’s scale would cause loss of natural light to nearby dwellings. With a 50-storey block immediately to the west/south-west of Oxygen Tower (and much taller), it is inevitable that daylight and sunlight to Oxygen’s lower and mid-level flats will be reduced, especially in the afternoon and evening. A local resident’s consultation response noted that the narrowness of Store Street and the closeness of the proposed tower to Oxygen Tower would cause “loss of light and privacy” for existing residents . This loss of light could be significant – yet the application has not publicly demonstrated compliance with BRE daylight/sunlight standards for surrounding properties. Overshadowing of Oxygen’s amenities (and of other nearby buildings and public realm) is therefore a major concern. Diminished daylight can impact residents’ quality of life and even energy usage (lights on during the day, etc.), which are material planning considerations.

Furthermore, the sheer number of new units (758) means increased noise and disturbance facing existing residents. Many of those new apartments will have balconies or windows that, when open, could project noise (music, voices, etc.) toward Oxygen Tower. The proposal also includes 45,000 sq ft of commercial space, potentially including cafes or other evening uses, which could generate noise audible to neighbours. With the towers so close, sound could carry and echo between the buildings. Residents during the framework consultation feared “noise nuisance” as a result of the tower’s proximity. While some level of city centre noise is expected, this development would bring an unusually intensive concentration of people into a small area, amplifying activity right beside an existing residential tower that until now had an open aspect. This raises the prospect of increased late-night noise, loss of peace, and general disturbance for Oxygen Tower occupants – impacts that are material in planning terms (falling under residential amenity).

In summary, the proposal compromises the privacy and comfort of existing residents to an unacceptable degree. The Council has a duty to protect the amenity of established homes when assessing new development. As it stands, the scheme would result in a severe overlooking intrusion and notable loss of light for Oxygen Tower (and possibly other nearby dwellings), contrary to good planning practice. This is a strong ground for refusal or substantial redesign (for example, reducing height and re-siting the towers further from Oxygen, as even residents suggested).

3. Parking Provision and Highway Safety Issues
Lack of Off-Street Parking: The application proposes zero on-site car parking spaces for the 758 apartments and the commercial/office units. While encouraging sustainable travel is welcome in principle, a development of this scale with absolutely no parking raises serious practical and safety issues. It is unrealistic to assume that none of the hundreds of new residents (nor their visitors, service providers, etc.) will own or use cars. In reality, many occupants may still have vehicles or need to be picked up/dropped off regularly. With no dedicated parking or drop-off area, those vehicles will inevitably seek space on surrounding streets or other developments’ car parks. The surrounding network of streets (Great Ancoats Street, Store Street, and nearby residential roads in Ancoats/New Islington) is already heavily parked and congested, leaving little spare capacity. The overspill parking from this development could overwhelm the limited on-street bays and potentially lead to illegal or unsafe parking practices.

Overspill and Safety Hazards: Residents in the area have already observed that local roads suffer from bad congestion and people “pulling over” unsafely due to lack of parking availability. Introducing 758 car-less units without any parking management plan will exacerbate this. Likely scenarios include: vehicles circling the area looking for a spot (adding to traffic); cars parked on double-yellow lines, pavements, or in front of hydrants out of desperation; and use of nearby residential streets’ bays (displacing existing community parking). Such indiscriminate parking can create hazards – e.g. blocking sightlines at junctions, impeding emergency vehicle access, and forcing pedestrians (including disabled users) onto the road. Greater Manchester Police and highway officers often raise these safety issues when parking is under-provisioned. The development needs to demonstrate it won’t result in dangerous parking displacement, but currently it fails to do so.

Conflict with Council Parking Standards: Manchester’s Core Strategy requires that new developments include adequate parking such that they do not cause disamenity or safety problems for others. The Council’s approach is that parking provision should reflect the site’s accessibility but must not simply shift the burden to surrounding streets. In this case, the site’s city centre location near public transport might justify lower car provision than a suburban scheme – however, providing zero spaces is an extreme approach that conflicts with common practice. For comparison, other large city centre residential schemes have included at least some parking or made provision for car club bays, visitor parking, etc., especially to accommodate those residents who absolutely need a car. Here there is no indication of any such measures. Notably, the Planning and Highways

Committee has recently taken a firm stance on inadequate disabled parking in new developments, going so far as to defer a hotel proposal that lacked on-site parking – the committee was “minded to refuse” until the issue was addressed. This underscores that totally car-free schemes can be unacceptable. The current application has not justified its departure from parking standards in a way that ensures no harm to others; therefore it fails the test of sustainable development on transport grounds. Increased Traffic Movements and Loading: Even if residents do not own cars, the development will generate significant traffic from service and delivery vehicles: moving vans for 758 apartments (on move-in/out days), daily parcel and grocery deliveries, taxis and rideshare pickups, maintenance and emergency vehicles, etc. With no on-site loading bay or car park, these vehicles will have to stop on Great Ancoats Street or Store Street. Great Ancoats Street is a busy arterial route (part of the Inner Relief Road) where stopping could be very dangerous and is likely not permitted except in designated bays. Store Street is narrower and already handles traffic to Oxygen Tower and other buildings; multiple vans pulling up at the kerb will cause obstructions. The highway safety risk from this unmanaged loading activity is considerable – drivers may double-park or block lanes, leading to collisions or forcing cyclists into traffic. The developer’s plans should have included a dedicated service lay-by or similar, but it appears none is proposed in the publicly available information. Without proper off-street loading facilities, the scheme compromises the safety and free flow of the highway, contrary to Core Strategy policy and national guidance (NPPF para 111 states developments should be refused if they cause an unacceptable impact on road safety).

In summary, the lack of any off-street parking or loading provision is a major flaw. It is likely to result in parking overspill, traffic obstruction, and safety hazards in the surrounding area a material planning harm. The Council is urged to require a rethinking of the parking strategy (at minimum, some controlled on-site parking or funded measures to manage on-street parking) before considering approval. As it stands, this aspect alone could justify refusal due to the risk of severe residual cumulative impacts on the transport network’s safety and capacity.

4. Traffic Congestion and Noise Impacts on the Local Area

Strain on an Already Congested Network: The cumulative impact of adding 758 apartments and 45,000 sq ft of commercial space in this location will be to inject thousands of additional trips into an area that is already traffic-saturated. Great Ancoats Street is known as one of the busiest and most congested routes around the city centre – it forms part of the Inner Ring Road and is meant to carry traffic around the centre, but in practice it often experiences stop-and-go congestion and queuing, especially at peak times. In fact, Great Ancoats Street has been identified as one of the most polluted streets in Greater Manchester, with illegal and dangerous levels of air pollution from traffic. The Council’s own £9m improvement scheme for this road (the “European-style boulevard” project) acknowledged the severe noise and pollution issues, aiming (only partially) to mitigate them by resurfacing to reduce traffic noise by 40%. This is the baseline into which the new development would be dropped.

Even if residents do not have private cars, the development’s population influx (likely well over 1,000 new residents, plus office workers, retail customers, etc.) will generate substantial vehicle trips in the form of taxis, deliveries, service vehicles and general through-traffic responding to the new activity hub. Trip generation analysis would undoubtedly show hundreds of additional vehicle movements per day. This will add to existing traffic congestion and pollution on Great Ancoats Street and feeder roads. A local community website reviewing the Council’s plans for this area noted that current road layouts already “contribute to congestion and pollution with excessive starting, stopping and idling traffic” on Great Ancoats Street. Adding more development without significant transport infrastructure improvements will only worsen these problems – contrary to Manchester’s transport and environmental policies. Notably, the site is directly across from the

planned new Civil Service campus on the former Central Retail Park, which will host 7,000 workers . The traffic and transit demand from that project will already be high; approving another massive trip-generator next door, all funnelling into the same road network, is a recipe for gridlock unless properly mitigated.

Noise Pollution from Traffic and Activity: Ancoats residents already endure high ambient noise from the volume of cars and lorries on Great Ancoats Street – noise levels that the Council has tried to reduce, but remain significant. The introduction of 758 new households and commercial premises will bring additional noise sources: increased road traffic noise (from more cars/taxis coming and going, horns, engines idling), more foot traffic and general bustle, and noise from on-site uses (e.g. restaurants/cafes in the commercial space, outdoor gatherings in the new public square). Given the density of the development, there is potential for a 24/7 noise environment: daytime construction and commercial noise, and nighttime noise from residents or late-night traffic. This could affect not just Oxygen Tower residents but also other nearby communities (e.g. Islington Wharf, Albion Works, and future residents of the Central Retail Park development).

Of particular concern is night-time noise. With no on-site parking, many residents or visitors will be dropped off by taxis on the street late at night, possibly with car doors slamming and people talking loudly under Oxygen Tower's windows. The commercial units, if they include bars or late-opening eateries, could generate evening and late-night patron noise and service vehicle noise. The applicant has not clarified how noise will be controlled. At this stage, the proposal risks worsening local noise pollution, when planning policy (both local and national) requires new development to mitigate and not exacerbate noise impacts. Residents should not lose their right to a reasonable night's sleep due to an oversized development.

Moreover, the design of two tall towers close together can create a wind tunnel effect, which often leads to amplified wind noise at ground level and around nearby buildings. This microclimatic impact is not fully detailed, but it is a known issue with tall buildings that can further degrade environmental quality (wind noise and discomfort for pedestrians).

In summary, the traffic generation and noise implications of this scheme are materially harmful. It threatens to push local traffic conditions from bad to worse, potentially leading to increased air pollution (contrary to environmental objectives) and noise that harms residential amenity. Until a robust traffic impact assessment and noise mitigation strategy are presented – and the scheme is perhaps scaled to what the infrastructure can handle – it would be premature to approve this development. The NPPF makes clear that developments should only be allowed if they do not cause "severe" transport problems or "unacceptable" noise pollution; currently this scheme fails that test.

5. Inadequate Disabled Parking and Accessibility Provision

The development in its current form does not appear to provide any dedicated disabled persons' parking or sufficient measures to accommodate those with mobility impairments. By providing zero car parking on-site , the proposal effectively also provides zero disabled bays (unless on-street bays are proposed, which has not been evidenced). This is a glaring omission given the scale of the project. Manchester City Council's adopted approach is that new developments must be accessible to everyone, including disabled people, in line with its Access for All policy and the "Design for Access 2" inclusive design standards . Those guidelines typically require a proportion of parking spaces (if parking is provided) to be marked for Blue Badge holders, and even in car-free developments, there should be provisions such as accessible drop-off points, nearby allocated bays, or equivalent arrangements to ensure disabled residents/visitors are not disadvantaged.

The absence of any on-site disabled parking is not policy compliant. It fails to meet the needs of disabled drivers or passengers who might live in or visit these buildings. For instance, a wheelchair user who drives would have no way to park near the entrance of their home. Relying on public transport is not always feasible for those with certain disabilities, and taxis might not suffice if there isn't a safe, guaranteed place to alight close to the building. This undermines the Council's vision of Manchester as "the most accessible city in Europe". It's also inconsistent with recent planning committee expectations – as noted, a hotel scheme on Great Ancoats St was held back by the committee due to lack of disabled parking until the developers addressed it. The same scrutiny should be applied here: 758 apartments with no disabled bays is far more egregious than a 212-room hotel lacking a few bays.

Beyond parking, we must consider general accessibility: Are the pavements and site entrances designed for disabled access? How will disabled residents move from car drop-off to their door? Will the new public realm be fully accessible (e.g. step-free, with tactile paving and seating)? These details are unclear, but given the parking oversight, one worries the scheme has not been thought through holistically for those with limited mobility. Disabled residents' needs are a material planning consideration, protected by both local policy and equality legislation. A development that does not adequately cater for them should not be granted permission. At minimum, a revised plan should include a number of designated disabled parking bays either on-site or immediately adjacent (with enforceable reservation for Blue Badge holders), as well as a management plan for disabled drop-offs. In the current proposal, the lack of such provision is a strong ground for objection.

Accessibility compliance must also extend to ensuring all entrances, lifts, and facilities meet the highest standards (which would be dealt with at building control stage), but planning can insist on an inclusive design approach from the outset. Right now, the scheme's approach essentially a one-size-fits-all "car-free" ethos – does not account for the differing needs of disabled people, and thus conflicts with Manchester's inclusive development policies. The Council should require the developer to demonstrate how disabled people's needs are met in terms of parking, access, and overall usability of the development; otherwise, the application should be refused as contrary to the public sector equality duty and local planning guidance.

Conclusion

In conclusion, this proposal in its present form would have unacceptably adverse effects on the surrounding area and community. The design and extreme height of the towers are incongruous and breach adopted planning frameworks, the proximity of the development would severely impact existing residents' privacy and daylight, and the lack of any parking provision (especially for disabled users) alongside the huge increase in units would exacerbate traffic congestion, parking chaos, and noise in an already stressed city-centre environment. These are all material planning considerations that conflict with local and national policy aims (including Manchester Core Strategy policies on design, transport and inclusive access, and the NPPF's goals for healthy, safe and inclusive communities).

Critically, none of the above objections touches on non-material issues like property values my concerns are firmly rooted in planning policy and the public interest. For example, the development fails to meet the criteria of good design and context sensitivity in the City Council's Guide to Development SPD, which requires new buildings to respect their surroundings and protect amenity. It also appears to disregard the East Village Central SRF guidance on height limits, and does not adequately mitigate its impact on infrastructure (contrary to Core Strategy T2, which seeks to ensure new development does not cause traffic problems). Approving such a scheme could set a negative precedent, undermining carefully crafted plans for the area's regeneration and harming

the living conditions of current and future residents.

I respectfully ask Manchester City Council to refuse planning permission for application 142535/FO/2025. At the very least, major revisions should be required – including a substantial reduction in height and massing, reorientation to increase the distance from Oxygen Tower, provision of appropriate parking/servicing solutions, and improved design that responds to the local context. Without these changes, the development would fail to satisfy the basic tests of planning acceptability. The goal should be development that complements Ancoats and Piccadilly, not overwhelms it.

Thank you for considering these objections. I trust the Council will uphold its planning policies and the interests of local residents in this case.

Sources Cited:

- Manchester City Council, East Village Central SRF (Nov 2022) – height parameters (p.21) .
- MCC Piccadilly SRF Consultation Summary (2023) – resident comments on height/scale and Oxygen Tower proximity .
- Place North West (30 Apr 2025), Plans in for £241m Manchester towers – scheme details (height, 758 apts, 45k sq ft commercial) .
- ManchesterWorld (1 May 2025), Ancoats towers bring 758 flats... – note of no parking provision (974 cycle spaces) .
- Manchester Core Strategy (2012) – Transport Policy T2 on parking not causing disamenity .
- Place North West (Dec 2021), Oxygen Tower completes – Oxygen Tower height/imposing appearance .
- Great Ancoats Street info – noted as “illegal levels” of pollution, congestion issues .
- Place North West (2019) – Planning Committee deferred a scheme for lack of disabled parking .
- Manchester City Council – Disabled Access Guidance (inclusive design expectations) .

Regards,

A black rectangular redaction box covering the signature of the sender.

Strong Objection to Planning Application 142535/FO/2025 – Impact on Oxygen Towers and Community

From [REDACTED]

Date Wed 14/05/2025 20:39

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms. Harrison,

I'm writing to express my strong opposition to the proposed development at the Stockton's site (Ref: 142535/FO/2025), which will have a **devastating impact on Oxygen Towers residents** and the wider Ancoats neighbourhood.

This is not just about planning numbers or reports, this is about **real people** living in a building that will be **permanently overshadowed, overlooked, and surrounded** by a development that is wildly out of proportion for the site.

Even the developer's own daylight report admits the **daylight loss to Oxygen is of "high magnitude."** The Vertical Sky Component for many of our windows will drop to levels that are well below BRE standards. Just because we haven't been here for 20 years and don't technically qualify for "Right to Light" protections doesn't mean that the Council can ignore the damage this will do. Our homes are being treated like disposable assets in someone else's profit model.

The excuses used, like "mirror massing" or dense urban context, are nothing more than a strategy to justify packing in more flats. But **justifying bad design doesn't make it good planning.**

This scheme also creates:

- **Serious privacy issues**, with new towers directly overlooking our homes
- **Traffic and safety concerns**, adding hundreds of cars and delivery vehicles to already congested roads
- **Lack of proper disabled access and parking**, ignoring residents with mobility needs
- **Years of noise, dust, and construction disruption**, followed by a permanent decline in air quality and peace

It seems clear that the developer has been allowed to shape this scheme entirely around what's profitable, not what's liveable. And the short consultation window and limited awareness among the community suggest that public input was not a priority.

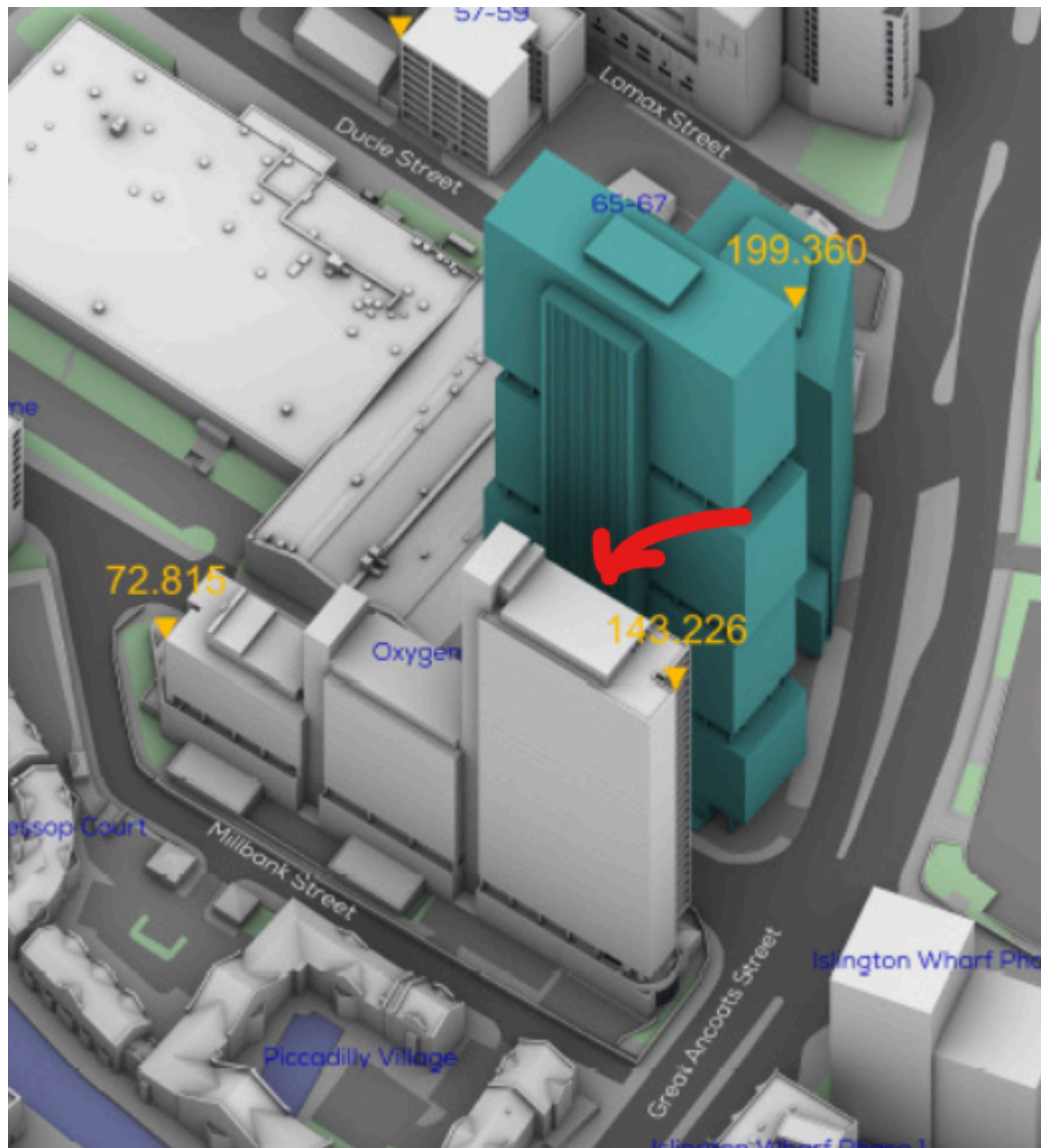
I urge the Council to **take responsibility** and prevent a project that prioritises scale over sense. If this application is approved in its current form, the Council will be sending a message that **long-term residents come second to short-term developer interests**. That's not sustainable planning, it's simply surrendering control.

Please **reject this proposal unless major changes are made** to respect the rights, homes, and dignity of existing residents. Thank you.

Kind regards,

[REDACTED]

[REDACTED]



Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site - Objection

From [REDACTED]
Date Wed 28/05/2025 11:07
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to formally and strongly object to the planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site.

[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

I would like to express my grave concern on 1) severe loss of daylight in the area; 2) privacy of existing residents; and 3) overwhelmed traffic caused by the Scheme.

1) Severe Loss of Daylight in the Area

According to applicant's own daylight/sunlight assessment (GIA, April 2025), the impact of the Scheme on Oxygen Tower will be of a "high magnitude", with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the mid-teens or lower, some will fall into single digits. These levels fall well below the BRE Guidelines (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels - a drastic and deeply harmful change. To justify this, the developer has used a theoretical "mirror building" (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an imaginary building that has never existed. It's a convenient fiction, designed to downplay the real impact on our homes.

2) Privacy of Existing Residents

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Thousands of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a permanent sense of being overlooked and a serious invasion of privacy. The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3) Overwhelmed Traffic Caused by the Scheme

The application includes zero on-site parking, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable. Even in a well-connected city centre location, people still use cars - whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating safety risks for pedestrians and cyclists. Existing residents nearby already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries but the Scheme has no plan to manage that impact.

Other than the above, this development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

20250529_Objection to planning application 142535FO2025

From [REDACTED]

Date Fri 30/05/2025 13:51

To Lucy Harrison [REDACTED]

 1 attachment (25 KB)

20250529_Objection to planning application 142535FO2025.docx;

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sirs

My objection to the new development on Stocktons.

Rods
[REDACTED]

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are "major adverse effects identified". However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that "overall magnitude of daylight change on Oxygen will be high". In here, they try to address the issue. They quote a less stringent baseline purporting to adopt BRE document "Site layout planning for daylight and sunlight- A guide to good practice". I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

"H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary."

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report "a window standing unusually close to the boundary" is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

“H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.”

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g. headache, activity level, heart attack, insomnia and cancer or psychological e.g. depression, burn-out, SAD, mental distress and suicide (Aries, Aarts, & Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that “New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice”. Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 “A home is a very personal place; it is where we spend our time with loved ones or enjoy in private”. Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples' mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, & Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day's hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar (2019) suggests that tall buildings on each side of the road should have a distance of 30 meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other's home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours' eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that “the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car”. Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in

holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to the Car Ownership: Evidence Review (June 2024) by National Centre for Social Research, it states that “Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%”. With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that “In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site”. Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during windier seasons, primarily in winter. This adverse effect on neighbourhood violates The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,

References

Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England : 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>

Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>

Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>

Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.

Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.

Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide

National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf

Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf

Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf

Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

21 May 2025

(By Email: [REDACTED])

Manchester City Council Planning
Attn: Ms Lucy Harrison

Dear Madam/Sir

**Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site**

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully

[Redacted signature block]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

From [REDACTED]

Date Thu 22/05/2025 13:02

To Lucy Harrison [REDACTED]

Cc [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **“high magnitude”**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used **a theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It's a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council's own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council's Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully

[Redacted signature block]

VCR changes as per developer's commissioned report:



Computer-generated image of pre and post-development from a flat facing the new development:

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

[REDACTED] I am writing to formally object to the proposed redevelopment of the Stockton's Furniture site, citing significant concerns:

1. **Daylight Loss:** The developer's assessment acknowledges a "high magnitude" reduction in daylight, with Vertical Sky Component (VSC) levels falling below BRE guidelines. The use of a theoretical "mirror building" to justify impacts is criticized as misleading.
2. **Privacy Issues:** The 50-storey tower's proximity to existing homes would result in severe overlooking, breaching separation standards and compromising residents' privacy.
3. **Excessive Scale:** The proposal exceeds the Council's 45-storey height limit, disregarding planning frameworks and creating visual dominance over the area.
4. **Parking & Accessibility:** Zero on-site parking (including disabled provisions) risks worsening congestion and safety. Disabled access is deemed inadequate, conflicting with Manchester's accessibility goals.
5. **Noise & Infrastructure Strain:** Years of construction disruption and post-completion strain on local infrastructure (e.g., transport, public services) are unaddressed.
6. **Lack of Engagement:** The developer failed to meaningfully consult residents, despite repeated outreach efforts.

I urge the Council to reject the application outright or mandate a redesign addressing height reductions, improved separation, parking, affordable housing, daylight strategies, and genuine community consultation.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

Formal Objection to Planning Application: Redevelopment of Stockton's Site (Store Street/Great Ancoats Street)

From [REDACTED]
Date Thu 15/05/2025 00:35
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy

I am writing to express my strong opposition to the proposed redevelopment of the Stockton site. My concerns extend beyond the unacceptable loss of daylight [REDACTED] to the troubling implications of prioritizing commercial interests over resident well-being.

The developer's own daylight report (GIA, April 2025) acknowledges a "high magnitude" impact on Oxygen, noting that many windows will see their Vertical Sky Component (VSC) fall to the mid-teens—an inadequate level for comfortable living. In any reasonable context, this would be considered significant harm. Yet, the report misleadingly downplays this impact by exploiting a technical loophole (BRE Paragraph H6) and comparing our homes to a hypothetical "mirror building."

It is clear that the only thing being mirrored here is the developer's effort to deflect accountability for the actual consequences. This manipulation of planning standards prioritizes profits over the needs of the community. If the Council approves this plan, it will be complicit in this disregard for resident welfare.

The residents of Oxygen will face permanent loss of daylight, increased dependence on artificial lighting, reduced mental well-being, and a lower quality of life. Meanwhile, the Council stands to benefit from increased development contributions, business rates, and enhanced public relations—while we, the long-term tax-paying residents, are overlooked.

Can we truly consider this sustainable planning? Is it in the public interest to construct a 50-storey tower mere meters from existing residential buildings?

We are not mere statistics or points on a map. We are individuals with homes, families, and rights. We will hold the Council accountable if this developer-centric proposal overrides the essential standards of livability that Manchester professes to uphold.

I urge you to reject this application or, at the very least, demand a substantial redesign that respects the existing community. Please do not allow this proposal to pass based on technicalities and profit-driven motives.

Thank you for considering my concerns.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Sat 24/05/2025 06:47
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and

shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Sent from Gmail Mobile

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Thu 22/05/2025 18:28
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy,

In response to Planning Application 142535/FO/2025, I am writing to express my concerns regarding the proposed construction of two new towers (50 and 26 storeys) on the former Stockton's Furniture site. [REDACTED]

[REDACTED] I am deeply troubled by the potential impact on myself and my neighbours.

The proposed development appears to prioritise profit maximisation over the genuine benefit of Manchester and its communities. The construction will primarily comprise high-end flats, devoid of affordable or social housing options, which is particularly concerning given the city's pressing housing needs. A project of this magnitude should contribute positively to the public, but this one appears to be contrary to that objective.

The impact on residents of Oxygen Tower will be severe. The developer's own report indicates that the new towers would result in a "high magnitude" loss of daylight in our homes. Some windows would experience a significant reduction in daylight, which could have adverse health effects. Furthermore, the developer attempts to justify this by comparing it to a non-existent "mirror" building, which is an unfair comparison.

Privacy is another pressing concern. The taller tower would be situated mere metres away from Oxygen, with hundreds of windows directly overlooking our flats and balconies. There is currently no adequate distance or screening in place to protect residents from this intrusion.

Additionally, there is a lack of on-site parking, including for disabled individuals, and no genuine effort has been made to consult the affected residents. Many of us have written to the developer and responded during their consultation process, but we have received no replies or engagement.

Furthermore, the proposed building height contradicts Council's own planning guidance, which stipulates that 45 storeys should be the maximum height for this development.

This scheme requires a thorough reevaluation. I strongly urge the Council to reject the application or insist on a redesign that reduces the height, respects existing homes, incorporates affordable housing options, and demonstrates a genuine concern for the well-being of the existing residents in the area.

Thank you for considering my perspective.

Best regards,

A large black rectangular redaction box covering the signature area.

Re Application 142535/FO/2025

From [REDACTED]
Date Tue 10/06/2025 19:51
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy

Apologies for the late reply I have been away for a few days.

We are writing to you in relation to the letter we received about the above planning permission.

We [REDACTED] wanted to raise some concerns about the impact of this planned development. In the recent months there has been a number of planning permission submitted (142386/FO/2025 & 141607/FO/2024 & 141625/VO/2024 just to name a few) in relation to the Ancoats area, which we would like to raise some concerns over.

Our concerns are not with what has been planned but for the impact that it will have on the traffic and parking especially on Duice street. We [REDACTED] [REDACTED] are lately increasingly finding it difficult to find parking and to unload/load vehicles for our businesses. We have large articulated lorry's who come from abroad and we struggle to find a place to unload due to the increase in traffic which means more people are using the parking bays.

Apart from loading we struggle to even find parking for ourselves. With the building works will come an increase in workmen who will need parking. With some of the building work that has gone on around us the carparks/ on street parking around the area have been full first thing in the morning. So we are unable to park and have to resort to parking far away and having to walk.

In a majority of times I have had delivery's coming on a large lorry I have had to reject the delivery as there is nowhere to off load. As we have parking bays on the opposite side of our building and if I was to park a lorry on my side of the road and there are cars parked on the other side of the road there is no space for traffic to pass by.

There are other business on Duice street that have a similar issue with parking, Jonh K Dale for example. If the planning application does go ahead this will significantly increase the number of vehicles parking on Ducie street and mean we will struggle to find somewhere to park for ourselves and our customers. Mean a loss in business for us.

With the popularity of Die cast increasing and the number of events that they are holding, the public who attend these events are use the parking bays. So during the day the parking bays will be occupied by trades people vehicles and then in the evening by the individuals attending the events at die cast.

Below is a Map showing current active building sites around Ducie street, some of these used to be carparks so have added to the parking issue. (outlined in green is our premisses and outlined in red are current active building site / planned sites)



There no direct issue with the proposed plans as it is good the Ancoats area is being regenerated but we feel the current residents of Ducie Street/ Ancoats are being ignored.

All we propose is a low cost solution and that all the parking bays on Ducie street are turned into permit holder parking bays and that two bays each are allocated to each of the owners of premisses on Ducie street. This will mean we can operate as normal whilst the works are going on. The area can get regenerated, and we can still operate our business. We don't believe that this is an unreasonable request as when the Oxygen development was completed (on the corner of store street and Great Ancoats street) Millbank St had all of the pay and display parking bays converted into permit holder bay for the residents there.

We have raised these concerns on all of the other applications but we don't seem to be getting any responses.

Please confirm that you have received this correspondence.

Kind Regards



Stockton site redevelopment 142535/FO/2025

From [REDACTED]

Date Sat 10/05/2025 11:41

To Lucy Harrison [REDACTED]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ALERT This message originated outside of the Manchester City Council network. BE CAUTIOUS before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

As a Manchester Council rate-payer and neighbour, I strongly object to this planned multi-storey tower which will cut off light to Oxygen Tower and cause a myriad other problems for the neighbourhood.

[REDACTED]

Sent from my iPhone

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]

Sustained Objection to Planning Application 142535/FO/2025 – Stockton's Furniture Site Redevelopment

From [REDACTED]
Date Tue 27/05/2025 04:47
To Lucy Harrison [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To: Manchester City Council Planning Department
Subject: Sustained Objection to Planning Application 142535/FO/2025 – Stockton's Furniture Site Redevelopment

Dear Planning Committee,

I write to reaffirm my formal objection to the above application, having reviewed the developer's Visual and Community Impact Report (VCR). The revisions fail to address fundamental flaws in this proposal. My concerns [REDACTED] remain acute, and I urge refusal for the following reasons:

1. Daylight/Sunlight Analysis Relies on Misleading Methodology

The VCR doubles down on the disingenuous "mirror building" baseline (BRE H6) to claim compliance. This hypothetical 45-storey structure has never existed – using it as a comparator artificially inflates the "existing" daylight conditions. Oxygen Tower has never been overshadowed by a building of this scale.

The developer's revised graphics (VCR Fig 4.7) confirm that 63% of south-facing windows in Oxygen will fall below 20% Vertical Sky Component (VSC) – a catastrophic reduction from current levels. BRE Guidelines (2022) deem 27% VSC the minimum for "good daylight," yet the report dismisses this threshold as "advisory." This is a dangerous precedent.

The Council must reject this manipulation of planning policy. Residents' lived reality – not theoretical massing – should be the baseline for assessment.

2. Privacy Mitigations Are Tokenistic & Unenforceable

The VCR proposes "obscured glazing on lower floors" and "no balconies facing Store Street" as solutions to overlooking. This ignores:

- Upper-floor windows (floors 15-50) remain fully transparent, directly facing Oxygen bedrooms/living spaces at 30m separation.
- Balconies on the tower's eastern elevation will still overlook Oxygen's rooftop terraces.
- No mechanism exists to enforce long-term restrictions on window treatments (e.g., future residents removing frosted film).

The 45° "angle of privacy" test (VCR p.12) is invalid here – BRE guidelines state this applies only to habitable rooms, yet the developer applies it to entire façades.

3. Height Still Violates Local Policy

The VCR claims the 50-storey tower aligns with the East Village Central SRF's "tall buildings zone." This is false:

- The SRF (2021) designates this site within the "Transitional Zone" (max 35 storeys), not the "High-Intensity Zone."
- Even the developer's own Planning Statement (Appendix C) mislabels the site's zoning category.

Approving this would render the SRF meaningless. If 50 storeys is permitted here, what prevents 60-storey towers next door?

4. Disabled Access Remains an afterthought

The VCR's "solution" – a single disabled bay on Store Street – is woefully inadequate:

- This bay is unallocated, meaning Oxygen's disabled residents must compete with 750+ new flats for access.
- The bay lies directly opposite Oxygen's loading zone, which is frequently obstructed by delivery trucks (as current enforcement records show).

Manchester's own Inclusive Design Standards (2023) require **1 disabled space per 10 flats** – this scheme provides 0.

5. Affordable Housing "Viability" Claims Are Unscrutinized

The developer's financial viability assessment (VCR Addendum) – which claims 0% affordable housing is necessary – remains:

- Undisclosed to the public (contrary to NPPF Paragraph 64).
- Based on pre-2024 land values, ignoring the site's 300% value increase since rezoning.
- Fails to consider the Council's Affordable Housing SPD (2024), which mandates 20% on-site provision for schemes >50 units.

Until a fully independent review of viability is conducted, this application is incomplete.

6. Construction Management Plan (CMP) Lacks Credibility

The revised CMP (VCR Appendix D):

- Proposes 24/7 deliveries during foundation works, claiming “noise will not exceed 75dB.” This contradicts the Environmental Health Officer’s finding that nighttime levels above 45dB are unacceptable for residential areas.

- Admits Store Street will be reduced to single-lane traffic for 18 months, but provides no mitigation for emergency vehicle access.

7. Consultation Still Falls Below Legal Standards

The developer’s “revised” consultation (July 2024) consisted solely of:

- A single webinar with a 48-hour RSVP period.
- No physical exhibition, despite Council policy requiring this for major applications.
- No direct mail to Oxygen residents – only a generic notice in the Manchester Evening News.

This fails the “meaningful engagement” test under the Town and Country Planning (Consultation) Regulations 2024.

Conclusion: A Scheme Beyond Redemption

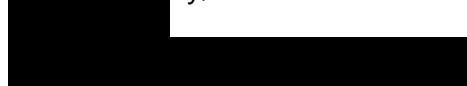
The VCR’s minor tweaks – narrower balconies, adjusted cladding colours – are cosmetic changes that ignore this development’s core incompatibility with:

- Policy:SRF height limits, affordable housing quotas, inclusive design.
- Precedent:The Council’s own refusal of Tower Works (Ref: 122344/FO/2023) for similar daylight impacts.
- Morality: Sacrificing existing communities for investor-focused luxury housing.

I urge the Committee to:

- 1) REFUSE this application outright.
- 2) COMMISSION an independent review of daylight impacts using real-world baselines.
- 3) INVESTIGATE the developer’s non-compliance with consultation regulations.

Yours faithfully,



Objection to Planning Ref. 142535/FO/2025

From [REDACTED]

Date Mon 19/05/2025 08:56

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I am [REDACTED] writing to **object to the proposed development (Planning Ref. 142535/FO/2025)** for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street.

My objections are based on material planning considerations focused on the issues of design and townscape impact, loss of privacy/overlooking, parking and highway safety, traffic congestion and noise, and provision for disabled access. Each of these concerns is detailed below, supported by recent planning policies and examples from similar Manchester city centre decisions.

I urge the Council to refuse this application in its current form.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Objection

From [REDACTED]

Date Fri 23/05/2025 10:52

To Lucy Harrison [REDACTED]

Cc Malini Budhwani ([REDACTED])

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

Fwd: Planning Application 142535/FO/2025

From [REDACTED]

Date Fri 09/05/2025 17:42

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 9 May 2025 at 13:41:34 BST
To: [REDACTED]
Subject: Planning Application 142535/FO/2025

Hi Lucy,

Good afternoon and hope you're doing well. I am contacting you in regards to planning application 142535/FO/2025.

PI fully object to this development being built at the Stocktons site as this devalues my property [REDACTED] I am totally against this new development in its current form and this shouldn't be given the go ahead to build at all.

Thank you very much and hope to hear from you soon.

[REDACTED]

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a "**high magnitude**", with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It’s a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council’s own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council’s Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

VCR changes as per developer's commissioned report:



Fig. 10 VSC analysis of the building facade

gia

Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

Computer-generated image of pre and post-development from a flat facing the new development:





To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]

[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical "mirror building"** (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an **imaginary building** that has never existed. It's a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council's own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council's Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

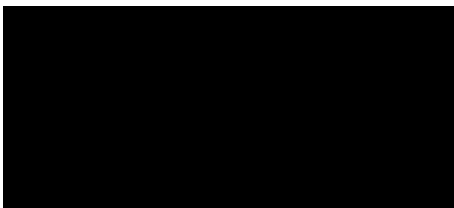
I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,



VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

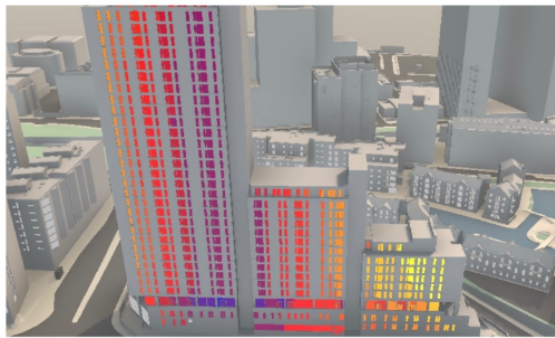
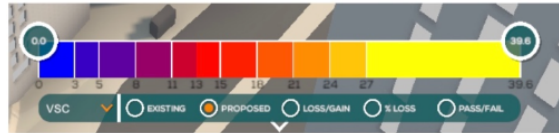


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

11:10 ✓

Computer-generated image of pre and post-development from a flat facing the new development:





Subject: Objection to Planning Application 142535/FO/2025 – Stockton's Site Redevelopment

From [REDACTED]

Date Fri 09/05/2025 14:44

To Lucy Harrison [REDACTED]

Cc Planning [REDACTED]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms. Harrison,

I am writing to formally object to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture Store site adjacent to Oxygen Towers, Manchester.

While I support thoughtful investment and regeneration in Manchester, I have serious concerns about the scale, design, and impact of this proposal on our existing community at Oxygen and the wider Ancoats area. I urge the Planning Department to reject or significantly revise this application based on the following material planning grounds:

1. Overdevelopment and Poor Urban Design

The proposed towers, at 50 and 26 storeys, are grossly out of scale with the surrounding buildings. They would dominate the skyline, overwhelm the narrow Store Street frontage, and completely disregard the character of the Ancoats neighbourhood. Oxygen Towers themselves are significantly shorter, and the introduction of a 50-storey block in such proximity is unjustifiable in urban design terms.

2. Loss of Privacy and Daylight

Many homes within Oxygen will be directly overlooked by hundreds of new apartments. The design results in an unacceptable level of intrusion into private

living spaces and communal areas, particularly given the extreme proximity of the proposed towers. This results in a substantial loss of privacy and natural daylight.

3. Strain on Local Parking and Highway Safety

The application includes 758 apartments but fails to provide sufficient parking. This will create severe pressure on already-limited on-street parking and could lead to congestion, illegal parking, and increased risk to pedestrian safety. This is especially concerning for residents with children or elderly family members.

4. Inadequate Provision for Disabled Access

There appears to be insufficient disabled parking within the proposal, and there is concern that existing accessible spaces could be displaced. This would disproportionately affect residents and visitors with mobility challenges, contravening inclusive design principles.

5. Traffic, Noise and Pollution Impacts

Both the construction phase and the operational phase will introduce substantial noise, traffic, and air pollution into the area. Great Ancoats Street and Store Street already experience heavy traffic, and the introduction of nearly 800 new apartments and commercial offices will only exacerbate these issues. The cumulative impact on local air quality, noise levels, and overall tranquillity of the neighbourhood must not be overlooked.

In summary, this development prioritises density and commercial gain over community impact, and fails to integrate meaningfully with its surroundings. I respectfully ask Manchester City Council to consider these serious concerns and reject the application in its current form.

Thank you for your attention.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted address line 1]

[Redacted address line 2]

[REDACTED]

[REDACTED]

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here. Apart from the property values being affected due to the complete loss of privacy and light the impact to the mental health of the people living in oxygen tower will be immense. The loss of light in a country that already suffers from seasonal affective disorder is already known and this tower is so tall that it will actually block out any direct sunlight the western and southern apartments currently get. As you know Manchester particularly suffers from adverse weather with reduced sunlight. And any apartments that are facing Oxygen tower below the 32nd floor will be affected causing issues with any residents that buy on this development.

This development is an absolute over development - built to maximise the profit of a few people that clearly do not give anything back to the community. This is obvious from the proposed plans which buttresses directly up to the pavement which will cause an imposing overlooking monstrosity. That the development is being marketed as high end apartments and there is no social housing that is required. I am sure they have promised to build affordable housing out of town centre where it is less useful to the men and women of Manchester that need them and that work daily to maintain the functioning of the city. Also the fact that the tower development notifications were "Accidentally" not sent to the local residents in a reasonable time (or at all) when there was the ability to make objections to it that would have had more influence shows the immoral nature of the developers. On top of that the development keeps growing higher and higher to a point that is not inline with the local area. Oxygen tower is the tallest tower in the local area and will be completely overcast by the gigantic cash grab of a development that has been proposed. Even the penthouse apartments will not have access to direct sunlight as the developer has changed their plans to include another dozen or more stories!

Privacy is a huge concern. The tower development being shown to buttress directly up to the pavement means it will be a stone's throw away from apartments that have enjoyed the view of the beautiful city at night. This beautiful view will be replaced by building work and noise for the development (Which will go on for years as a staggered development) and replaced with the bedrooms of strangers who in turn will have direct and immediate views into our private refuges.

The access road in Ancoats is already one of the busiest in Manchester and a development that will cause issues to the traffic and will also cause more cars to be parked in the local area where there already isn't enough parking. The local parking is used by commuters and is full. As much as we would love to live in a society that can use public transport it unfortunately does not exist. The development does not appear

to have sufficient parking for even a small percentage of the potential occupants and will strangle the local community and cause a huge impact on the current throughput that Great Ancoats Street already struggles which will be struggling already when the new government development on the previous retail space that is being currently built (used to be toys'r'us and JD sport etc)

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here and 45 stories would be way over the local areas current developments just showing that the developer is only trying to cram as much into a limited space without the thought of the local community with no consideration to keep the property inline with the aesthetics of the area.

This development needs a complete rethink. It needs to be a less imposing development inline with the local buildings and not creating a monstrosity that removes other local residents access to light, parking and includes affordable housing, and shows care for people already living in the area. It needs to have parking sufficient for the small percentage of people that will be buying the apartments (they are high end apartments and the wealthier members of the community will have cars even though there is no parking

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Wed 21/05/2025 12:30

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

As someone living with MS, I'm concerned there's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted signature]

[Redacted signature]

Please note our office hours are 9am to 3pm, Monday to Friday.

Planning Application: 142535/FO/2025

From [REDACTED]
Date Fri 30/05/2025 13:53
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy,

Having just received the letter from you regarding the two new building that have been planned for 14 Great Ancoats Street, I am writing for you as a local representative to really take a step back and as the whole of the planning council to stop reacting to business just 'in for the profit' and really, really plan the city.

Manchester is losing its soul. It's great to have new housing, but you know it's just another block of one, two and if lucy three bed apartments, maybe no balconies and made for people with money to buy off plan, and sell at a higher price to people who won't be planning of staying in the city, but moving on. Creating another transient city with zero soul or character.

If you want to create a city for the future you really have to create neighbourhoods for the future.

All the infrastructure is becoming copy and paste, not localised shops, just coffee shops, restaurants and barbers.

Who is this investment company from London? Why do they want to build apartments for the people of Manchester? What is their USP for this project? For Manchester to grow as a city people need security, a place to begin and grow, houses they can afford, houses with a garden to grow into and keep, with industry and work wound them.

Manchester is quickly losing its heartbeat, in 20 or 30 years time you will travel around UK cities and all will be pretty similar to where investment funds and developers have built, sold and left...

Lets see some real planning for the city going on, a comprehensive forward thinking plan for the future please

Kind Regards



Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]

Date Fri 30/05/2025 21:22

To Lucy Harrison [REDACTED]

 1 attachment (2 MB)
Long template letter.docx;

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi,

Please find attached a letter to express my concerns regarding the new development. I am an owner occupier and am concerned about the value of my building.

 Long template letter.docx>

Regards,

[REDACTED]

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It’s a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council’s own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council’s Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

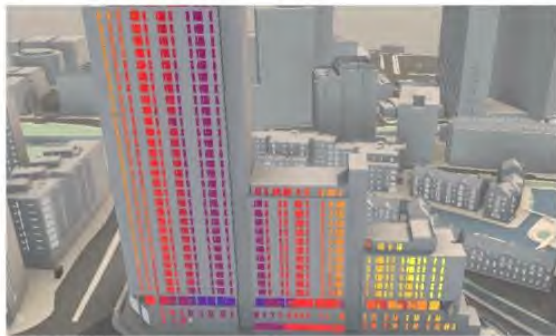


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

Computer-generated image of pre and post-development from a flat facing the new development:





To: Manchester City Council Planning Department
Subject: Objection to Planning Application 142535/FO/2025 - Redevelopment of the Stockton's Furniture Site

Dear Madam/Sir,

I am writing to strongly object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I am concerned about the severe impact this will have on me and my neighbours living here.

My objection is based on a number of material planning concerns, including: unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, no affordable housing, lack of parking and access, and lack of proper engagement from the developer.

The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Many windows facing the site would lose over half their current light — a drastic and deeply harmful change. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here. The massing of development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington, especially when our area already exists with other high-rise developments, like Victoria House at Great Ancoats Street and other developments at Longacre Street.

This scheme is made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

There's also no on-site parking not even for disabled people. Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating safety risks for pedestrians and cyclists. Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — with no plan to manage that impact.

Finally, the developer does not make any real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted signature]

[Redacted address]

Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Wed 28/05/2025 11:30

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning

Objection to Planning Application 142535/FO/2025

Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

Objection to Planning Application 142535/FO/2025 - Proposed Towers at Stockton's Furniture Site

From [REDACTED]

Date Fri 30/05/2025 13:41

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are “major adverse effects identified”. However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that “overall magnitude of daylight change on Oxygen will be high”. In here, they try to address the issue. They quote a less stringent baseline purporting to adopt BRE document “Site layout planning for daylight and sunlight- A guide to good practice”. I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

“H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary.”

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report “a window standing unusually close to the boundary” is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

“H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children’s playground.”

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g. headache, activity level, heart attack, insomnia and cancer or psychological e.g. depression, burn-

out, SAD, mental distress and suicide (Aries, Aarts, & Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that "New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice". Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 "A home is a very personal place; it is where we spend our time with loved ones or enjoy in private". Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples' mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, & Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day's hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar (2019) suggests that tall buildings on each side of the road should have a distance of 30 meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other's home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours' eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that "the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car". Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to

the Car Ownership: Evidence Review (June 2024) by National Centre for Social Research, it states that “Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%”. With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that “In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site”. Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during windier seasons, primarily in winter. This adverse effect on neighbourhood violates The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,

References

- Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England : 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>
- Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>
- Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>
- Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.
- Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.
- Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide
- National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
- Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf
- Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf
- Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf
- Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

To: Manchester City Council Planning Department

Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to **formally and strongly object** to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of **material planning concerns**, including: **unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.**

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause **long-term, avoidable harm** to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a **"high magnitude"**, with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the **mid-teens or lower**. Some will fall into **single digits**.

These levels fall **well below the BRE Guidelines** (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a **theoretical “mirror building”** (BRE Paragraph H6) as a comparison baseline. But this “mirrored massing” is an **imaginary building** that has never existed. It’s a convenient fiction, designed to **downplay the real impact** on our homes.

If the Council accepts this logic, it will be complicit in **manipulating planning guidance** to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a **permanent sense of being overlooked** — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly **exceeds the Council’s own planning guidance**, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council’s Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is **speculative overdevelopment**, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes **zero on-site parking**, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating **safety risks for pedestrians and cyclists**.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — **with no plan to manage that impact**.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause **long-term disruption** — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of **increased disturbance, reduced peace, and worsened living conditions** — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is **no meaningful provision for disabled parking or step-free drop-off**. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is **unacceptable**.

Inclusive design is not optional. Manchester has stated its goal of being the **most accessible city in Europe** — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a **higher bar**, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains **zero affordable or social housing** — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear **lack of social responsibility**. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers **nothing back to the city's residents** — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made **multiple attempts** to engage with the developer — through formal letters and by providing feedback during their consultation. **No meaningful response has been received.**

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a **core expectation of modern urban planning** — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

- **Refuse the application outright**
- Or at the very least, **require a full redesign** that includes:
 - A reduction in height and density
 - Greater separation from existing buildings
 - On-site parking and disabled access
 - Affordable housing contributions
 - A daylight strategy based on real conditions, not theoretical comparisons
 - A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]

[Redacted address line 4]

[Redacted address line 5]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

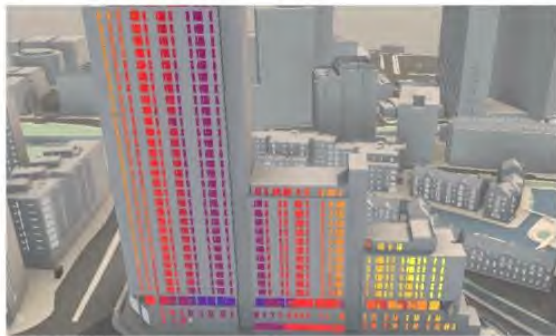


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

Computer-generated image of pre and post-development from a flat facing the new development:





[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Lucy

The proposed towers of 33 & 47 storeys are grossly disproportionate in size and their drab contemporary look does not fit into Ancoats' historical neighbourhood character. Putting a 50-storey skyscraper opposite Oxygen on narrow Store Street is ill thought out.

The towering 50-storey block will overshadow Oxygen, deny us natural light in our home and disrupt the community. The development will also tower over us allowing new residents to look straight into our homes. Many Oxygen apartments [REDACTED] will be stared into by hundreds of new residents in the neighbouring tower overlooking us, destroying our privacy and forcing us to keep blinds & curtains drawn.

758 new apartments means hundreds of additional cars in our immediate area clogging up already congested parking in the area leading to illegal parking, more accidents and more delivery vehicles raising safety issues. The plan does not cater for disabled parking or access which seems inconsistent with council policy. The scale of this development will also dramatically increase traffic and noise.

The construction so close to Oxygen will be horrendous with years of foundation work, loud noise, dust, and heavy vehicle traffic. Even after completion the scale and increase of potentially 1500 new residents plus businesses will cause a surge in traffic, taxis, service vehicles and delivery.

In summary, the proposed plan will devastate our neighbourhood. The buildings are too tall, too dense, out of character in Ancoats, and will invade our privacy, deny light and jam up our streets. Please show empathy and require these plans to be scaled down significantly.

Best regards

[REDACTED]

Manchester City Council Planning Objection to Planning Application 142535/FO/2025 Proposed Towers at Stockton Site

From [REDACTED]
Date Tue 20/05/2025 11:05
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms Harrison,

I am writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. I [REDACTED]
[REDACTED] am concerned about the impact this will have on my tenant and neighbours living there.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It is made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one does not.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that does not exist. That is unfair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There is no proper distance or screening to protect residents.

There is also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we have had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I strongly urge the Council to reject the application and shows care for people already living in the area. Thank you.

Yours faithfully,
[REDACTED]
[REDACTED]
[REDACTED]

Stocktons site development

From [REDACTED]
Date Sat 17/05/2025 11:24
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

As a local resident and homeowner, I have heard about the new development on the existing Stocktons site & am very shocked with how tall the current planning application is, it goes against the piccadilly basin recommendations which Port Street (which is further away) was held to, the maximum height of this building should be is 32 floors, otherwise it will be incredibly out of character with the rest of the area.

Kind regards,
[REDACTED]

142535/FO/2025 - Planning application - resident comments

From [REDACTED]
Date Sat 17/05/2025 17:50
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

I note that the letter sent on 30th April was addressed from Julie Roscoe, though your email is given on the letter, hence why I have sent it to you instead of Julie.

I am writing to comment on a planning application (number 142535/FO/2025) as per recent correspondence as I live in the area and have a number of concerns with this development.

I would like to object to the planning application particularly for Building A of the development, which is the building with 49 storeys, standing over 200m in height. I think that this will be an appalling development because of the following:

1. It will dominate the skyline in this area. As it stands, Building A will be over 50% larger than the next nearest tower, the Oxygen building which stands at 32 storeys, which already dominates the skyline in the area. This gross difference in height is in direct violation of Manchester's Local Development Framework, Core Strategy Development Plan Document, Policy EN 2 relating to Tall Buildings, Paragraph 12.14 "Tall buildings by their very nature can dominate the street scene". Because of this I think that the current building design does not meet Policy EN2 which states that 'A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views'.

Given the significant difference in height to even the next tallest building in the area, I think this is unacceptable.

2. Additionally, I am quite concerned with the strong gusts of wind that have developed along Great Ancoats Street since I have lived here over the 5 years. I do not believe that this has been taken into account with the development of many skyscrapers during this time, and these two towers will only exacerbate this issue. The gusts have been very strong, and I am concerned that this will impact pedestrian and vehicle safety. I note that future developments (such as the buildings proposed on the nearby former Toys'r'us site), are not considered in wind microclimate assessments.
3. I note that in the Non-Technical assessment on page 21 that the scale of GHG emissions is considered likely to be limited. I think that this is fundamentally incorrect for a number of reasons;
 - a) Whilst the site is occupied by a furniture shop, its total floor area will be vastly lower than the area of the two tall towers, and therefore likely will have higher operational energy usage, and hence higher operational carbon emissions.
 - b) The demolition of an existing building, followed by the construction of two enormous towers will have enormous implications concerning embodied carbon of the materials and construction process.
4. I also find the demolition of a red brick warehouse building in favour of a tower which appears to feature large amounts of glazing to be dissappointing.

If you would like to discuss the above further, please let me know.

I look forward to your reply.

[REDACTED]

Re: 142535/FO/2025 - Planning application - resident comments

From Lucy Harrison [REDACTED]

Date Thu 19/06/2025 13:45

To [REDACTED]

Hi [REDACTED]

I confirm receipt of your emails below. Your comments will be taken into account in the consideration of the application.

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [REDACTED]
Sent: 27 May 2025 16:18
To: Lucy Harrison [REDACTED]
Subject: RE: 142535/FO/2025 - Planning application - resident comments

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Lucy,

Please could you confirm receipt of these comments on the planning application ahead of the closing date for the consultation period on the 30th?

Many thanks

[REDACTED]

----- Original message -----

From: [REDACTED]
Date: 17/05/2025 17:50 (GMT+00:00)
To: [REDACTED]
Subject: 142535/FO/2025 - Planning application - resident comments

Hi Lucy,

I note that the letter sent on 30th April was addressed from Julie Roscoe, though your email is given on the letter, hence why I have sent it to you instead of Julie.

I am writing to comment on a planning application (number 142535/FO/2025) as per recent correspondence as I live in the area and have a number of concerns with this development.

I would like to object to the planning application particularly for Building A of the development, which is the building with 49 storeys, standing over 200m in height. I think that this will be an appalling development because of the following:

1. It will dominate the skyline in this area. As it stands, Building A will be over 50% larger than the next nearest tower, the Oxygen building which stands at 32 storeys, which already dominates the skyline in the area. This gross difference in height is in direct violation of Manchester's Local Development Framework, Core Strategy Development Plan Document, Policy EN 2 relating to Tall Buildings, Paragraph 12.14 "Tall buildings by their very nature can dominate the street scene". Because of this I think that the current building design does not meet Policy EN2 which states that 'A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views'.

Given the significant difference in height to even the next tallest building in the area, I think this is unacceptable.

2. Additionally, I am quite concerned with the strong gusts of wind that have developed along Great Ancoats Street since I have lived here over the 5 years. I do not believe that this has been taken into account with the development of many skyscrapers during this time, and these two towers will only exacerbate this issue. The gusts have been very strong, and I am concerned that this will impact pedestrian and vehicle safety. I note that future developments (such as the buildings proposed on the nearby former Toys'r'us site), are not considered in wind microclimate assessments.
3. I note that in the Non-Technical assessment on page 21 that the scale of GHG emissions is considered likely to be limited. I think that this is fundamentally incorrect for a number of reasons;
a) Whilst the site is occupied by a furniture shop, its total floor area will be vastly lower than the area of the two tall towers, and therefore likely will have higher operational energy usage, and

hence higher operational carbon emissions.

b) The demolition of an existing building, followed by the construction of two enormous towers will have enormous implications concerning embodied carbon of the materials and construction process.

4. I also find the demolition of a red brick warehouse building in favour of a tower which appears to feature large amounts of glazing to be dissappointing.

If you would like to discuss the above further, please let me know.

I look forward to your reply.

[REDACTED]

Objection to Planning Application 142535/FO/2025

From [REDACTED]
Date Fri 30/05/2025 07:36
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on anyone living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people

already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Wed 21/05/2025 07:43

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning

Objection to Planning Application 142535/FO/2025

Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[Redacted]

[Redacted]

[Redacted]

To: Manchester City Council Planning Department
Subject: Objection to Planning Application 142535/FO/2025 – Redevelopment of the Stockton's Furniture Site

Dear Sir/Madam,

I am writing to formally and strongly object to planning application 142535/FO/2025 for the proposed redevelopment of the Stockton's Furniture site on Great Ancoats Street, which includes the construction of two residential towers (50 and 26 storeys). [REDACTED]
[REDACTED] I, along with many other residents, will be severely affected by this scheme if it proceeds in its current form.

My objection is based on a number of material planning concerns, including: unacceptable loss of daylight, overlooking and privacy issues, inappropriate scale and design, lack of parking and access, increased noise and disruption, inadequate disabled access, no affordable housing, and lack of proper engagement from the developer.

The proposal prioritises height and density over community wellbeing, and I believe approving it in its current form would cause long-term, avoidable harm to the existing residential community.

1.

Severe Loss of Daylight to Existing Homes

The applicant's own daylight/sunlight assessment (GIA, April 2025) admits that the impact on Oxygen Tower will be of a "high magnitude", with many windows facing the site seeing their Vertical Sky Component (VSC) drop to the mid-teens or lower. Some will fall into single digits.

These levels fall well below the BRE Guidelines (2022), which recommend 27% VSC or no more than a 20% reduction. The retained values for many Oxygen homes would be under 50% of current light levels — a drastic and deeply harmful change.

To justify this, the developer has used a theoretical "mirror building" (BRE Paragraph H6) as a comparison baseline. But this "mirrored massing" is an imaginary building that has never existed. It's a convenient fiction, designed to downplay the real impact on our homes.

If the Council accepts this logic, it will be complicit in manipulating planning guidance to favour commercial outcomes over residential quality of life.

2.

Overlooking and Invasion of Privacy

The new towers, particularly the 50-storey block, will be positioned just metres away from existing homes in Oxygen. Hundreds of new windows and balconies will directly face our apartments and terraces across Store Street. This will create a permanent sense of being overlooked — a serious invasion of privacy.

The separation distance is far below the standards usually expected between high-rise developments. Residents in Oxygen will lose their right to enjoy their homes in peace and privacy, replaced by a daily sense of exposure and intrusion.

3.

Excessive Height and Poor Design

The scheme blatantly exceeds the Council's own planning guidance, which caps building height for this site at 45 storeys. The proposal pushes that to 50 storeys — ignoring the Council's Strategic Regeneration Framework (East Village Central SRF) and setting a dangerous precedent.

The massing of the development is excessive, overwhelming the human-scale buildings in Piccadilly Village, Ancoats and New Islington. The visual dominance would permanently alter the skyline and overshadow the surrounding area.

This is not thoughtful, context-sensitive development. It is speculative overdevelopment, driven by maximum yield, not good planning.

4.

No Parking, Unsafe Streets, and Emergency Access Concerns

The application includes zero on-site parking, not even a single space for disabled users. For a development of over 750 apartments and commercial units, this is unacceptable.

Even in a well-connected city centre location, people still use cars — whether for mobility needs, work, or family. Without proper provision, cars will be forced to park in nearby streets, worsening congestion and creating safety risks for pedestrians and cyclists.

Residents already experience issues with parking, loading, and unsafe drop-offs in the area. This scheme would add hundreds more residents and deliveries — with no plan to manage that impact.

5.

Increased Noise, Disruption and Pressure on Infrastructure

Construction of these towers will take years and cause long-term disruption — noise, dust, blocked access and vibration. Many residents in Oxygen work from home, have families, or are vulnerable — the impact of prolonged works must not be underestimated.

After completion, the development will add more than 1,000 people, commercial traffic, refuse collections, and late-night activity to the area. There is no clear plan to manage this pressure on local infrastructure, public transport, or public realm.

Residents in Oxygen and the wider community face a future of increased disturbance, reduced peace, and worsened living conditions — all for a development they were not consulted on properly.

6.

Inadequate Access for Disabled Residents and Visitors

Despite the development's size, there is no meaningful provision for disabled parking or step-free drop-off. The current plans suggest disabled visitors might rely on valet services at off-site locations — this is unacceptable.

Inclusive design is not optional. Manchester has stated its goal of being the most accessible city in Europe — this development ignores that entirely.

Even the Council's planning committee has recently deferred smaller schemes over lack of accessible parking. That standard must be applied here. If anything, this scheme should be held to a higher bar, not a lower one.

7.

No Affordable or Social Housing Provision

This scheme contains zero affordable or social housing — despite being one of the largest residential applications in the city in recent years.

In a time of rising housing need, how can a development of this scale and value be allowed to contribute nothing to Manchester's housing mix?

The absence of any affordable units reflects a clear lack of social responsibility. This is a luxury scheme, designed to maximise investor returns, not community benefit. The Council should not accept a development that offers nothing back to the city's residents — either in affordable housing, local services, or genuine place-making.

8.

No Genuine Engagement with Local Residents

Oxygen residents have made multiple attempts to engage with the developer — through formal letters and by providing feedback during their consultation. No meaningful response has been received.

There have been no meetings, no follow-ups, and no real effort to work with existing neighbours. This lack of engagement is especially troubling given the scale of the proposal and its potential impact on hundreds of homes.

Meaningful community consultation is a core expectation of modern urban planning — not a box-ticking exercise. The applicant has failed this test, and the Council should take that seriously.

9.

Residents Deserve Better – Planning Must Put People First

As residents, we are entitled to live in homes with access to daylight, privacy, safety, and peace. We contribute to this city — through council tax, community participation, and our shared investment in making Manchester a better place to live.

Yet this application ignores us. It prioritises height, scale, and profit — while asking us to accept worsening living conditions in silence.

This is not sustainable planning. It is not inclusive development. It is not fair.

Conclusion: Refuse or Redesign – This Scheme Is Not Ready for Approval

The proposed towers at the Stockton's site are fundamentally flawed. The Council must not approve this scheme in its current form. To do so would be to endorse a development that fails on every key measure of residential quality, inclusive design, and fair engagement.

I urge you to:

Refuse the application outright

Or at the very least, require a full redesign that includes:

A reduction in height and density

Greater separation from existing buildings

On-site parking and disabled access

Affordable housing contributions

A daylight strategy based on real conditions, not theoretical comparisons

A genuine effort to consult and work with the local community

Manchester deserves better — and residents of Oxygen will not accept being sacrificed for speculative development. I trust the Council will do the right thing and reject this harmful proposal.

Thank you for considering this objection. I also attach some informative images below.

Yours faithfully,

[Redacted signature]

[Redacted address]

VCR changes as per developer's commissioned report:

Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

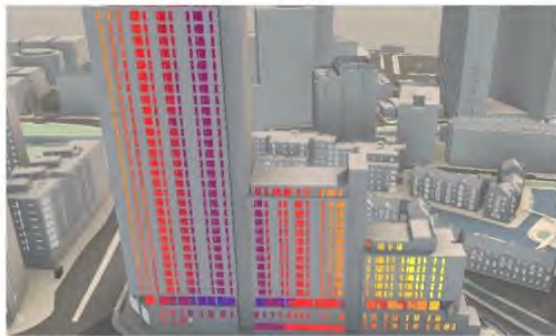


Fig. 09: STAGE 2 - Mostly mid teens retained VSC

gia



9

Vertical Sky Component (VSC) Levels – Interpreted Scale

VSC (%)	Daylight Access	Typical Interpretation
> 35%	Excellent daylight	Wide, unobstructed view of the sky. Daylight is abundant.
27–35%	Good daylight	Adequate for most residential or office use. Standard target.
20–27%	Moderate daylight	Usable, but might feel dim or require supplementary lighting.
15–20%	Poor daylight	Significant obstruction; noticeable reduction in natural light.
< 15%	Very poor daylight	Likely gloomy interior. Often below planning guidelines.
< 5%	Severely obstructed	Near-total sky blockage. Electric lighting needed most/all day.

11/10 ✓

Computer-generated image of pre and post-development from a flat facing the new development:





Subject: Formal Objection to Stockton's Site Redevelopment next to Oxygen Towers - 142535/FO/2025

From [REDACTED]

Date Mon 12/05/2025 14:18

To Lucy Harrison [REDACTED]

Cc [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Manchester Council,

[REDACTED] I am writing to formally express my concerns regarding the proposed construction of new residential and commercial developments in the immediate vicinity. After thorough analysis of market trends and legal implications, I believe this project poses significant risks to existing homeowners' financial returns, property values, and community welfare. My objections are grounded in the following substantiated points:

1. Oversupply Risk in Manchester's Rental Market

Current Market Saturation: Manchester city centre has seen a 38% increase in new-build apartments since 2020 (JLL Q2 2023 Report), with rental growth slowing to 2.1% in 2023 compared to 5.4% in 2022.

Tenant Diversion: The proposed 47-storey and 25-storey mixed-use scheme would directly compete with existing rentals. Projects like Angel Gardens achieved only 76% occupancy after 18 months despite 12% rental discounts (Manchester Evening News, Jan 2024), setting a concerning precedent.

2. Infrastructure Strain & Community Impact

Transport Capacity: Transport for Greater Manchester data shows Oxford Road corridor already operates at 132% peak capacity. The additional 500+ residents would exacerbate congestion, contradicting the 2024 Greater Manchester Spatial Framework sustainability goals.

Shared Amenities Burden: Under the Landlord and Tenant Act 1985, Section 19 requires service charges to be "reasonably incurred". New developments sharing our leisure facilities (e.g., gym/pool) could force disproportionate maintenance cost allocations.

3. Construction Phase Liabilities

Statutory Nuisance Risks: Per the Environmental Protection Act 1990, prolonged construction noise/dust exceeding permitted levels (55dB daytime) would breach our tenants' "quiet enjoyment" rights under tenancy agreements, exposing landlords to breach claims.

I urge you to uphold your fiduciary duty under the Building Safety Act 2022 to prioritise existing residents' interests.

Yours faithfully,





Subject: Stockton's Development Next to Oxygen

From [REDACTED]
Date Tue 27/05/2025 08:35
To Lucy Harrison [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Objection to Planning Application 142535/FO/2025

From [REDACTED]

Date Sun 25/05/2025 21:06

To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]



Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on my property.

The development of these 2 high rise buildings would cause a "high magnitude" loss of daylight to our homes. Directly facing the new tower, my unit would lose most of its current light — which is disastrous and that's not fair. I also understand that the building height goes against Council's own planning guidance

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking my flat and balcony. There's no proper distance or screening to protect my tenant.

I urge the Council to reject the application or insist on a redesign that reduces height and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]

THE STOCKTON'S SITE DEVELOPMENT (142535/FO/2025.)

From

Date Fri 09/05/2025 14:14

To

Planning

Lucy Harrison

[Some people who received this message don't often get email from [REDACTED]
[REDACTED] why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ALERT This message originated outside of the Manchester City Council network. BE CAUTIOUS before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir / Mdm,

[REDACTED] I would like to express my grave concerns with regard to the Stockton's site development of two towering residential buildings of 50 and 26 storeys right next to Oxygen tower.

My objections are as follow:

- 1) Loss of privacy [REDACTED] with direct facing to this 2 tall buildings so close to and overlooking Oxygen tower. Without a doubt, It will lead to a decline in the value of my property.
- 2) The lack of aesthetic design and unappealing appearance of this 2 buildings in its current form will lead to a very poor impression of the city view of Manchester in this area as well as that of Oxygen tower. Drastically reducing the appeal of Oxygen Tower to potential tenants
- 3) Traffic congestion, noise, dust, poor air quality and pollution are the inevitable adverse outcomes of such a huge development right next to Oxygen Tower. It will deter potential tenants and reduce the rentability of my property.

I hope you will consider my concerns seriously.

Sincerely,

[REDACTED]

Objection to Planning number 142535/FO/2025

From [REDACTED]
Date Fri 16/05/2025 10:48
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms Harrison,

I am writing to strongly object to the proposed redevelopment of the Stockton's site and to raise serious concerns not just about the unacceptable loss of daylight [REDACTED], but also about the Council's apparent willingness to sacrifice resident wellbeing for commercial gain.

The developer's own daylight report (GIA, April 2025) admits that the impact on Oxygen is of a "high magnitude", and that many windows will see their Vertical Sky Component (VSC) drop to the mid-teens — a level that is plainly inadequate for comfortable living. In any normal context, this would be classed as significant harm, yet the report conveniently claims it is "not significant" by exploiting a technical loophole (BRE Paragraph H6) and comparing our existing homes to a hypothetical "mirror building".

Let's be honest: the only thing "mirrored" here is the developer's attempt to reflect responsibility away from the actual impact. This is a gross manipulation of planning standards to justify profits over people. And if the Council allows it, then it will be complicit.

The residents of Oxygen will suffer the consequences of your decision — permanent loss of daylight, increased reliance on artificial light, reduced mental wellbeing, and diminished quality of life. Yet the Council stands to gain from increased development contributions, business rates, and PR value — while we, the tax-paying residents who already live here, are ignored and dismissed.

Are we being asked to believe that this is sustainable planning? That building a 50-storey tower within metres of existing residential blocks is somehow in the public interest?

We are not just numbers on a spreadsheet or dots on a visualisation map. We are people with homes, families, and rights. And we will hold the Council accountable if it permits this developer-led scheme to override the basic standards of liveability that Manchester claims to champion.

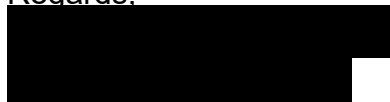
The towering 50-storey block will overshadow Oxygen, deny us natural light in our home and disrupt the community. The development will also tower over us allowing new residents to look straight into our homes. Many Oxygen apartments like mine will be stared into by hundreds of new residents in the neighbouring tower overlooking us, destroying our privacy and forcing us to keep blinds & curtains drawn.

758 new apartments means hundreds of additional cars in our immediate area clogging up already congested parking in the area leading to illegal parking, more accidents and more delivery vehicles raising safety issues. The plan does not cater for disabled parking or access which seems inconsistent with council policy. The scale of this development will also dramatically increase traffic and noise.

The construction so close to Oxygen will be horrendous with years of foundation work, loud noise, dust, and heavy vehicle traffic. Even after completion the scale and increase of potentially 1500 new residents plus businesses will cause a surge in traffic, taxis, service vehicles and delivery.

In summary, the proposed plan will devastate our neighbourhood. The buildings are too tall, too dense, out of character in Ancoats, and will invade our privacy, deny light and jam up our streets. Please show empathy and require these plans to be scaled down significantly. I urge you to reject this application or at the very least demand a substantial redesign that respects the existing community. Do not let this go through on the basis of technical gymnastics and revenue-driven planning decisions.

Regards,

A black rectangular redaction box covering the signature of the sender.

Manchester City Council Planning
Objection to Planning Application 142535/FO/2025
Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]
[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

[REDACTED]

Urgent Concerns Regarding Stockton's Redevelopment

From [REDACTED]
Date Fri 16/05/2025 22:00
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Lucy,

I hope you are doing well.

I am writing to express my deep concerns regarding the proposed redevelopment of Stockton's site and my disappointment in the Council's apparent willingness to prioritize commercial interests over residents' well-being.

The developer's own daylight report (GIA, April 2025) acknowledges that the impact on Oxygen is of a high magnitude, with many windows experiencing a Vertical Sky Component (VSC) reduction to the mid-teens—a level entirely inadequate for comfortable living. In any reasonable context, this would be classified as significant harm. However, the report conveniently downplays this impact by exploiting a technical loophole (BRE Paragraph H6), comparing our existing homes to a hypothetical "mirror building."

In reality, the only thing being "mirrored" here is the developer's attempt to deflect responsibility. This blatant manipulation of planning standards serves only to justify profits over people—an outcome that the Council must not enable.

Oxygen residents will bear the long-term consequences of this decision: permanent loss of natural daylight, increased dependence on artificial lighting, diminished mental well-being, and an overall decline in quality of life. Meanwhile, the Council stands to benefit from development contributions, business rates, and PR value—all at the expense of the tax-paying residents who already call this community home.

It is clear that this project does not align with sustainable planning principles and seriously compromises the public interest. Should the Council permit this developer-led scheme to proceed, it will be held accountable for disregarding the basic standards of liveability that Manchester Council claims to uphold.

I urge you to reject this application and demonstrate genuine respect for the existing community.

Thank you for your time—I look forward to your response.

Best regards,

[REDACTED]



Objection to planning as an Oxygen resident Tower A1201

From [REDACTED]
Date Fri 30/05/2025 14:23
To Lucy Harrison [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam,

I understand that The Manchester Residential Quality Guidance provides the baseline minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. It requires developers, throughout the planning and development process, to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.

I am [REDACTED] writing to object to the Proposed Development (Planning Ref. 142535/FO/2025) for 50-storey and 26-storey residential towers on the Stockton's Furniture site off Great Ancoats Street. The Proposed Developer is undermining residents' quality of life in the neighbourhood. They violate the baseline minimum requirements and mandatory standards as required in the Manchester Residential Quality Guidance. My objections focus on:

1. Tremendous reduction of daylight
2. Loss of privacy
3. Traffic congestion
4. Wind

Each of the above concerns is elaborated below with supports by peer reviewed research articles and official documents. (List of reference is attached at the end of this writing.) I urge the Council to turn down the application in its current design.

1. Substantial reduction of daylight

I have read the Planning and Tall Building Statement by Turley (Mar 2025) and the Supplementary Daylight Report by GIA (22 Apr 2025). According to the documents, it is unquestionable that the Proposed Development has an enormous daylight impact on Oxygen Tower.

In the Planning and Tall Building Statement P.56 and P.86, they clearly state that there are "major adverse effects identified". However, the report ignores the concern and does not address the issue.

Also, in the GIA Supplementary Daylight Report (22 April 2025) paragraph 1.5, it has acknowledged that "overall magnitude of daylight change on Oxygen will be high". In here, they try to address the

issue. They quote a less stringent baseline purporting to adopt BRE document "Site layout planning for daylight and sunlight- A guide to good practice". I read the full BRE document and find that the GIA report is quoting something totally irrelevant. I extract below the two paragraphs H6 and H7 in Appendix H - Environment impact assessment which GIA used :

"H6: Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- only a small number of windows or limited area of open space are affected
- the loss of light is only marginally outside the guidelines
- an affected room has other sources of skylight or sunlight
- the affected building or open space only has a low-level requirement for skylight or sunlight
- there are particular reasons why an alternative, less stringent, guideline should be applied, for example, an overhang above the window or a window standing unusually close to the boundary."

We can see from the above that all impacts assessed as minor do not apply to Oxygen Tower. In other words, the impact to Oxygen Tower is not minor. The so-called alternative, less stringent guideline quoted by the GIA Report "a window standing unusually close to the boundary" is actually unrelated to the situation.

I also extract below the BRE document listing out the major adverse impacts:

"H7: Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected
- the loss of light is substantially outside the guidelines
- all the windows in a particular property are affected
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground."

We can see that all the major adverse impacts in H7 apply to the effect of the Proposed Development on Oxygen Tower. After reading the BRE document, I am very convinced that the overall magnitude of daylight change should be considered as a significant adverse effect on Oxygen Tower. That is, there will be severe daylight reduction to Oxygen Tower residents.

Many research has shown that reduction in daylight will adversely affect our health, either physiological e.g. headache, activity level, heart attack, insomnia and cancer or psychological e.g. depression, burn-out, SAD, mental distress and suicide (Aries, Aarts, & Hoof, 2015). Moreover, the substantial reduction in daylight of neighbourhood is against the principal of planning policies on amenity, well-being, and sustainable development. In Manchester Residential Quality Guidance (Mar 2017) P. 112, it explicitly states that "New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice". Obviously, the Proposed Development has not complied with the guideline. This my first reason for objection.

2. Loss of privacy for Oxygen Tower residents

Oxygen Tower is a residential development. It is a home for many of us. In the UK, home is widely viewed as a space that offers individuals privacy away from the public. According to Manchester Residential Quality Guidance (Mar 2017) P.107 "A home is a very personal place; it is where we spend our time with loved ones or enjoy in private". Home and privacy are not only related but it is assumed that we should have privacy at home. Privacy is an important aspect of culture and has been shown to have an impact on peoples' mental health (Evans et al., 1989; Asgarzadeh, Lusk, Koga, & Hirate, 2012). There are many ways to define privacy. According to Lindsay, Williams, &

Dair (2010), overlooking has been identified as an important intrusion of privacy at home. Our home should be protected from overlooking that allow us to relax. It is a place of retreat after a day's hard work. Research by Zarghami, Karimimoshaver, Ghanbaran, & SaadatiVaghar (2019) suggests that tall buildings on each side of the road should have a distance of 30meter or above.

The Proposed Development plans to construct residential units with windows facing Oxygen Tower. Store Street is just a narrow 2-lane street. Residents in both developments would look directly into each other's home. The effect is amplified with the building design of Oxygen Tower - the living room and the bedroom are facing in the same direction. That is, residents are exposed to the neighbours' eyes 24 hours a day and 7 days a week. This is a kind of psychological invasion.

The Planning and Tall Building Statement by Turley (March 2025) has identified that the nearest residential properties are those within the Oxygen development on Store Street. However, the report has ignored the issue. This is my second reason for objection.

3. Traffic congestion

According to the Non-technical Summary (March 2025) by Turley, paragraph 2.15 states that "the existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car". Although the proposed development is located within the city centre, in an accessible location for walking, cycling and public transport, it is beyond imagination that a development with 758 apartments proposes no on-site car parking. People still want a car in holidays to tour other parts of the country, visit their relatives and friends, or just enjoy driving through the beautiful scenery in country side. According to the Car Ownership: Evidence Review (June 2024) by National Centre for Social Research, it states that "Households in Great Britain and England with access to one or more cars has steadily increased, from 52% in 1971 to 78% in 2022. Over this period, the proportion of households with one car has remained at around 45% and the proportion with two or more vehicles has increased from 8% to 34%". With these numbers, it is unrealistic to assume that all 758 households would not own any cars. Since the Proposed Development will not provide car park, those vehicles will seek space in surrounding areas or other developments. This overspill parking will create big problem to the already heavily parked and congested neighbourhood. It will lead to illegal parking and cause safety problem for pedestrians and other citizens. This does not meet the requirement in National Planning Policy Framework (December 2024) when considering a development proposal. The Council should turn down an application that leads to potential safety problem of citizens.

4. Wind

Construction of the two tall buildings will change wind flow patterns around the Proposed Development. It is necessary to conduct computer modelling and other testing to determine how winds would move around the buildings and how it affects the safety and comfort of people in the neighbourhood.

In the Non-technical Summary (March 2015) by Turley, paragraph 5.17 identifies that "In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site". Even with the implementation of additional design measures, the Proposed Development is considered to have a significant and adverse wind comfort effect at Ducie Street i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter. Similar conclusion has been drawn in the Wind Microclimate Report (12 March 2025) by ArcAero. On P.3, it states that some areas still exceed comfort criteria during

windier seasons, primarily in winter. This adverse effect on neighbourhood violets The Manchester Residential Quality Guidance. This is my fourth reason for objection.

Conclusion

In conclusion, this proposal in its present form would have tremendous adverse effects on the surrounding area and community. The enormous scale of the towers significantly impact existing residents' privacy and daylight, and the lack of on-site parking in such a huge development would lead to traffic congestion, parking chaos, and safety issues in the city-centre. These are all material planning considerations that conflict with local and national policy.

I sincerely ask Manchester City Council to refuse planning permission for application 142535/FO/2025.

Yours faithfully,

[REDACTED]

References

Aries, M., Aarts, M., & van Hoof, J. (2015). Daylight and health: A review of the evidence and consequences for the built environment. *Lighting Research & Technology* (London, England: 2001), 47(1), 6–27. <https://doi.org/10.1177/1477153513509258>

Asgarzadeh, M., Lusk, A., Koga, T., & Hirate, K. (2012). Measuring oppressiveness of streetscapes. *Landscape and Urban Planning*, 107(1), 1–11. <https://doi.org/10.1016/j.landurbplan.2012.04.001>

Car Ownership: Evidence Review (June 2024) by National Centre for Social Research for The Department for Transport. <https://assets.publishing.service.gov.uk/media/6781339100e3d719f19217f1/dft-car-ownership-evidence-review.pdf>

Evans, G. W., M. N. Palsane, S. J. Lepore and J. Martin (1989) Residential density and psychological health: The mediating effects of social support. *Journal of Personality and Social Psychology*, 57,(6): 994-999.

Lindsay, M., Williams, K., & Dair, C. (2010). Is there room for privacy in the compact city? *Built Environment*, 36(1), 28-46.

Manchester Residential Quality Guidance (March 2017). https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide

National Planning Policy Framework (December 2024). https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Non-technical Summary (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/98FD424AAD4D4E9AFFF4E102F0AC8DFF/pdf/142535_FO_2025-ES_VOL_4_NON-TECHNICAL_SUMMARY-2673978.pdf

Planning and Tall Building Statement (March 2025) by Turley. https://pa.manchester.gov.uk/online-applications/files/8F19CF8F1D94DCCB40F2501ABE1C11F8/pdf/142535_FO_2025-PLANNING_TALL_BUILDING_STATEMENT-2673979.pdf

Wind Microclimate Report (12 March 2025) by Architectural Aerodynamics Ltd (ArcAero). https://pa.manchester.gov.uk/online-applications/files/1D83BDFCA7BCAF751766B0152F29BE9B/pdf/142535_FO_2025-ES_VOL_2_APPENDIX_9.1_WIND_MICROCLIMATE_REPORT-2673981.pdf

Zarghami, E., Karimimoshaver, M., Ghanbaran, A., & SaadatiVaghar, P. (2019). Assessing the oppressive impact of the form of tall buildings on citizens: Height, width, and height-to-width ratio. *Environmental Impact Assessment Review*, 79, 106287-. <https://doi.org/10.1016/j.eiar.2019.1>

Manchester City Council Planning

Objection to Planning Application 142535/FO/2025

Proposed Towers at Stockton Site

Dear Madam/Sir,

I'm writing to object to planning application 142535/FO/2025 for 2 new towers (50 and 26 storeys) on former Stockton's Furniture site. [REDACTED]

[REDACTED] I'm concerned about the impact this will have on me and my neighbours living here.

This development feels like speculative overdevelopment - built to maximise profit not to benefit Manchester and its communities. It's made up entirely of high-end flats with no affordable or social housing which seems wrong given the city's housing needs. A project of this size should give back to the public but this one doesn't.

The impact on Oxygen residents will be severe. The developer's own report says the new towers would cause a "high magnitude" loss of daylight to our homes. Some windows would lose over half their current light — which is unhealthy. To make this worse the developer tries to justify this by comparing it to a made-up "mirror" building that doesn't exist. That's not fair.

Privacy is another concern. The taller tower would be just a few metres from Oxygen with hundreds of windows directly overlooking our flats and balconies. There's no proper distance or screening to protect residents.

There's also no on-site parking not even for disabled people and no real effort to consult those affected. Many of us have written to the developer and responded during their consultation but we've had no replies or engagement.

Even the building height goes against Council's own planning guidance, which says 45 storeys should be maximum here.

This scheme needs a rethink. I urge the Council to reject the application or insist on a redesign that reduces height, respects existing homes, includes affordable housing, and shows care for people already living in the area.

Thank you for considering my view.

Yours faithfully,

A large black rectangular box redacting the signature.A small black rectangular box redacting the name.A black rectangular box redacting the first line of the address.A black rectangular box redacting the second line of the address.A black rectangular box redacting the third line of the address.A black rectangular box redacting the fourth line of the address.