

Sam Elliott

From: Neil Lucas - [REDACTED] <[REDACTED]>
Sent: 26 January 2026 15:19
To: Sam Elliott; [REDACTED]
Cc: Chris Ward; Cait O'Dowd - AshtonHale
Subject: 144522/FO/2025 - 1 Piccadilly Gardens - Holding Objection on behalf of [REDACTED]
[REDACTED]

Importance: High

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Dear Sam,

[REDACTED] – in response to the above planning application at 1 Piccadilly Gardens (ref: 144522/FO/2025), which seeks planning permission for the following:

“Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.”

[REDACTED] is an existing tenant of the building at [REDACTED]. It has only recently been notified of the proposed development and is aware of the Council's statutory deadline for providing comments being today (26th January). Given the implications of the proposals on the operation of the [REDACTED] demise, including the impact of closing the existing walkway on natural light, retail frontage and visibility to the unit, [REDACTED] wishes to register an initial **holding objection** to the application before the end of the statutory consultation period whilst it undertakes a fuller review of the application material. From an initial review there appears to be no mention or assessment of the impact on existing tenants or the proposals at ground floor level.

We would welcome confirmation that you have received this objection, and reserve the right on behalf of [REDACTED] to provide a more detailed response to the application outlining specific concerns following a comprehensive review of the application documents. We will aim to get this to you by 4th February prior to the target determination date.

I look forward to hearing from you, and request that you keep us updated on the progress of this application.

Kind regards,

Neil

Neil Lucas
Director
AshtonHale

[REDACTED]
A: ABC Buildings, Suite 9, Level 3 Astley Building, 21-23 Quay Street, Manchester, M3 4AE
O: [Website](#) / [LinkedIn](#)



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Comments for Planning Application 144522/FO/2025

Application Summary

Application Number: 144522/FO/2025

Address: 1 Piccadilly Gardens Manchester M1 1RG

Proposal: Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.

Case Officer: Sam Elliott

Customer Details

[REDACTED]

[REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's bad enough that we have to have this office block taking up so much of Piccadilly Gardens, but it is unacceptable to remove the cut-through, especially as it makes the building that little more permeable. Allowing this will effectively cut the Gardens off even more and surrender in full this area to an office.

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