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20th May 2026

Jennifer Atkinson
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Ms Atkinson

**Objection to Planning Application Numbers: 145583/FO/2026
145591/JO/2026**

Dear Ms. Atkinson,

I am writing to formally and strongly object to the planning applications referenced above. As a resident living [REDACTED], I have been forced to endure two years of continuous construction activity. The proposed development of a 17-storey building in this location is unacceptable for the following reasons:

1. Loss of Light and Privacy Having already endured two years of living on a "building site," my privacy is effectively non-existent, and the noise levels have been unbearable. The proposed 17-storey structure would completely extinguish the remaining natural light reaching my flat. I previously objected to a proposal for a 15-storey building; the developer's decision to return with an even taller proposal demonstrates a disregard for the existing residents' quality of life and feels deeply disrespectful.

2. Impact on Heritage and Community Needs Constructing a 17-storey tower adjacent to the historical Marble Arch is inappropriate and damaging to the character of Manchester. The plans make no provision for affordable housing, offering only expensive units that do not meet the community's needs. Instead, the area requires the preservation of its historical landmarks and local businesses. This development threatens to overshadow the Marble Arch, a symbol of Manchester's heritage, in favour of profit-driven density. The community needs spaces that serve local residents, not further high-end developments that price out those who already live here.

3. Traffic Congestion and Infrastructure Strain With the closure of Ludgate Hill to vehicles, Gould Street has become the sole access route for properties on Ludgate Hill, Gould Street, and Durant Street. Gould Street is already a narrow road struggling to cope with current traffic volumes. Adding a 17-storey residential block to this corner will create an intolerable bottleneck, exacerbating dangerous driving conditions, noise, and congestion. The council appears to have failed to account for the cumulative impact of these closures and new developments on local infrastructure.

4. Health Impacts and Air Quality The increase in traffic and ongoing construction has severely degraded air quality in the immediate vicinity. Since moving into this property, my asthma—which had been dormant since childhood—has been exacerbated to the point where I now require a daily steroid inhaler. The combination of vehicle emissions and construction dust has made the environment unhealthy. The impact of further building work will inevitably fill the air with additional particulates, posing a direct threat to the respiratory health of residents.

5. Structural Integrity and Gas Infrastructure I have resided in this property for seven years. During this time, Cadent has been repeatedly called to the corner of my building due to gas leaks. Workmen have consistently informed me that the Victorian gas pipes in the area cannot sustain the stress caused by the current level of construction, traffic, and building density. I have serious concerns that approving yet another major development will further strain this overstretched infrastructure, creating a genuine safety risk.

While I support the objective of bringing more people into the city centre, I question the lack of strategic planning regarding the supporting infrastructure. There is a critical shortage of affordable food sources (supermarkets/markets), medical facilities (doctors/dentists), and schools to support the current rate of development.

Furthermore, Angel Meadows, the area's primary green space, is already at capacity; the minimal green space proposed for this development is insufficient.

I urge the Council to reject these applications. The people of Manchester deserve a development strategy that prioritises liveability, heritage, and infrastructure over unchecked density.

Yours sincerely,

