

SUBJECT

NORTHENDEN CAMPUS.

SIR

THIS CAMPUS IS TO
CLOSE IN SEPTEMBER 2022
BEFORE THIS HAPPENS, COULD
SOME OF IT MADE INTO A
MEETING PLACE FOR THE MANY
O.A.P. IN THIS AREA, I MYSELF
IS ONE (93).

AS FOR THE GREEN
SPACES AM GOING TO HAVE
240 NEW DWELLINGS BUILT
ON THEM.

THIS MEANS AT LEAST
240 MOTOR CARS.

SAKE ROAD (B516L) IS
ALREADY TOO BUSY

FOR THE PEOPLE WHO
LIVE ALONG THIS ROAD
HAVE TOO MUCH
POLLUTION NOW.

WHAT ARE THE
NEW VEHICLES GOING TO
DO TO YOUR PLANS
FOR A CLEANER AIR
FOR MANCHESTER?

HOW ABOUT PLANTING
A FEW HUNDRED TREES.
THIS WOULD GO A LONG
WAY IN SOLVING THE
TWO PROBLEMS.

YOURS SINCERELY

P.S. TWO MILLION WAS INVESTED
IN THIS BUILDING.

WHAT A WASTE.

Application 131147/FO/2021 - comments on large new development

[REDACTED]

Wed 18/08/2021 12:17

To: Robert Griffin <robert.griffin@manchester.gov.uk>

Dear Mr Griffin

I am instructed to act on behalf of [REDACTED]

I have written to Miller Homes on numerous occasions but they have failed to respond to enable us to resolve matters amicably.

Our client is concerned about the density of the development, the effects on rights of light enjoyed by our client who has a 12 metre conservatory facing the land proposed for development. Our client has resided at the property for over 40 years. Our client has maintain the boundary fence and has grown plants up the fence and therefore they require reassurance as to the intentions for the boundary.

Our client has enjoyed 40 years in this property and the privacy and open space that they have looked upon. However, they appreciate that housing will be going up around them and that is a simple fact, but thought should be given as to the overcrowding. It seems that Miller Homes are putting 3 storey town houses overlooking our client's property whereas only 2 storey elsewhere. We would like to see the property abutting our client's property to be no more than 2 storey.

Our client requires reassurance as to noise during the development and noise following the development. The tall boundary fencing is good at reducing sound and our client requires this to remain in place.

I hope our client's concerns will be fully considered.

Kind regards

[REDACTED]

[REDACTED]

COVID-19 – An update for our clients

With the current uncertainty around the coronavirus, we want to reassure our clients that Blackstone are still open for business despite some of our colleagues working from home. We are currently providing 'a business as usual approach'. The safety and wellbeing of our clients and staff are paramount and we are here to support you all.

Keep safe and well.

[REDACTED]

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Fw: Application 131147/FO/2021

Planning <Planning@manchester.gov.uk>

Mon 25/10/2021 10:30

To: Robert Griffin <robert.griffin@manchester.gov.uk>

Regards

Technical Support Team (Planning)

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:** 25 October 2021 02:04**To:** Planning <Planning@manchester.gov.uk>**Subject:** Application 131147/FO/2021

For the attention of Robert Griffin and Julie Roscoe regarding application number 131147/FO/2021 Manchester college Arden Centre M23 0DD development.

Land like this is usually used for purposes like sports fields, farming, soak away because the land is not fit for any construction of a housing estate it's usually due to contaminated land or because of a natural water course. For nature to do it's thing.

There is a high water table in that area. We get a lot of rain fall in the area too naturally soak away areas are very important, there is already problems of flooding roads as it is in the surrounding areas. What additional measures are being taken to prevent floods with no soak away land ? If you have ever walked over this area especially after it's rained it's a very water logged and boggy area.

There are also underground rivers around their, has the area been checked for these ? Are the natural water courses going to be rerouted, To prevent sink holes and properties from sinking ?

A whole housing estate in Wythenshawe has great problems with damp and sinking properties.

I have so many concerns about this build I can not see why it would even be going ahead ?

Look at the schools, doctors and hospitals in the area.

Schools are already over subscribed and traffic trying to get children to and from the schools is ridiculous.

Doctors in the area again over subscribed can't get appointments or blood tests for 2week plus waiting times?

Hospitals again over subscribed not enough beds, months waiting lists for appointments and A&E well you could be waiting anything from 6hrs to 24hrs I kid you NOT, and you want to build how many properties and bring how many more people into the area?

How about the roads all ready heavily congested roads and the additional congestion all the car are going to cause?

As well as the problems and road closures, congestion caused whilst the build is going on sorting out the power, water, sewerage and drainage as well as the wagon loads of materials is going to effect the residents and commuters massively.

Climate issues I am not sure even where to start. A heavy populated area becoming even more

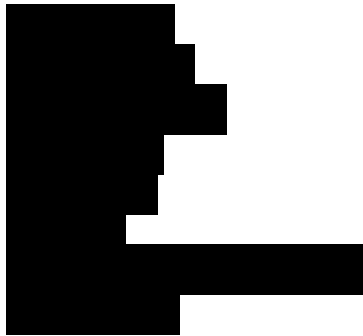
heavily populated near a huge airport and a maze of motorways not forgetting the noise pollution that will effect the surrounding residents, pollution levels for the area is just getting higher and higher.

Can you not use an area of land in a less populated area where schools and hospitals are being closed because of the lack of population. This is an opportunity to better use the land where you can use nature to help deal with the pollution in the area rather than cause more.

Then one of the most upsetting areas of concern are the wildlife and conservation what is being done to preserve this ? When you have such an abundance of amazing creatures all playing there part in the worlds climate problems

From the often seen amazing owls at dusk don't forgetting the woodpeckers, marsh thrush, nuthatch, buntings and many more species of birds the array of butterflies, bees, newts, the dive bombing bats to name but a very few. None of which live hand in hand with construction of any kind or housing estates the noise pollution alone will seriously effect the wildlife. Since COVID more and more people are doing and discovering more around their local areas enjoying nature and using it as mindful therapy that we all need, these areas have never been so popular. People using the area for picnics and there own sport uses games of rounders and cricket people in the area with no gardens enjoy every single square inch of usable green space. With the uncertain future of our children's education it would be so much more beneficial as educational outlet.

I look forward to your feedback as I am very concerned about this issue.



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Fw: Application comments

Planning <Planning@manchester.gov.uk>

Tue 26/10/2021 08:45

To: Robert Griffin <robert.griffin@manchester.gov.uk>

Regards

Technical Support Team (Planning)

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

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From: [REDACTED]**Sent:** 19 October 2021 17:58**To:** Planning <Planning@manchester.gov.uk>**Subject:** Application comments

Application 131147/FO/2021

I would like to add an important request before the erection of the 224 dwellings.

We live at [REDACTED] which backs onto the college grounds, separated by railings.

We have lived here since 1985.

We were told when the last big changes were made to the college a number of years ago that the rubble they were piling up at the back of our gardens where railings are would be a barrier for the sound of cars from new carpark being made in place of Tennis courts. Which was obviously easier and cheaper than moving it elsewhere.

These mounds would have top soil and shrubs, some trees etc to mask the sound of traffic.

These mounds would be managed and trees/ shrubs pruned etc.

This has only happened a few times and all these years later we have huge trees now blocking daylight from our houses and sun from gardens. They cause massive amounts of leaves every year in our gardens and they are far too big to manage now properly. We have ourselves had to chop many protruding branches from getting out of hand near our property.

Our main concern is if these trees/branches aren't cut to a reasonable height and thinned out to give us back some daylight before they get much worse they may not be able to be accessed once the houses have been built.

We were promised these trees would be managed and they haven't.

Please will you consider chopping some trees or branches to a reasonable height. They have grown massive from very small saplings.

Yours sincerely [REDACTED]

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PLANNING AND
BUILDING CONTROL

25 OCT 2021

[REDACTED]
[REDACTED]
18/10/2021

Ref 131147/FO/2021

Dear Julie Roscoe,

Thank you for your letter re revised plans at Manchester College Ardern centre Erection of 224 dwellings.

I wish to oppose the plans because I think in this highly populated area there are too many houses. The traffic on Sale road at rush hour is already excessive nose to tail quite often ,going towards Princess Parkway, new houses would add to this congestion and pollution.

There are not enough GP surgeries in the area with one just closed. Some of the Dentists in the area are not taking on new clients and also some Vets, so where will all these people go for Medical care/ I do not think there is capacity in the schools for an extra 224 families. Obviously not everyone buying the houses will have children needing schooling. However for example a lot of young families buy new builds and on my estate of 14 dwellings there are only 4 families who dont have children of Primary school age.

St Aidens school dont even have a lollipop person

There are established trees near the proposed site which house many birds, and birds dont nest in young trees.

Please can my above comments be taken into account .

[REDACTED]