

Comments for Planning Application 142989/VO/2025

Application Summary

Application Number: 142989/VO/2025

Address: Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road Manchester

Proposal: City Council Development - Installation of a modular-built youth hub and community facility, including associated landscaping (Class F.2)

Case Officer: Sue Wills

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Objection to Proposed Youth Hub Development on Yew Tree Road

I am writing to formally express my objection to the proposed development of the yard behind my property into a youth hub [Application number: 142989/VO/2025] and seek your support.

While I understand and appreciate the intention to provide support for young people, I have serious concerns about the significant and lasting impact this development will have on the quality of life for myself, my family, and our local community.

Noise and Disturbance

In recent correspondence with Mr. Barber from the Youth Plan and Participation Team, it was confirmed that the planned hours of operation for the youth hub will be Monday to Friday, from 10am to 9pm, all year round. Given that the Hub will be directly behind my garden wall, I am deeply concerned about the level of noise and disruption this will cause during the specified hours.

The noise of people coming and going, plus the light pollution into my garden, are negative developments and are entirely inconsistent with the residential nature of this area.

The garden is a place I enjoy being, as it is a quiet haven from the stresses and busy-ness of life. It is a space where I relax and unwind. It is where I enjoy the peace and quiet of my home, whether it's in the summer months sitting outside, or inside with my doors and windows open. This development, however, would introduce constant noise, including conversational voices, cars, shouting, and general activity, as the clients and staff to and from the Hub access the area.

Furthermore, I am concerned about the possibility of increased litter in the area; far too many people already casually drop litter on the street and I am worried that increased footfall in the area will increase the rubbish that blows (or is thrown) into my garden, which will undoubtedly affect the aesthetics of my garden and local surroundings.

Security Concerns

In addition to the noise, I am particularly concerned about the security risks posed by the development. Last year, my home was broken into and a police photographer confirmed that the footprints found at the scene were likely those of a child. Despite this, no prosecution was made. In the past, I have also witnessed children climbing on the buildings within the yard. On two separate occasions I have been verbally abused while enjoying my own residential property. Given the proximity of the proposed youth hub and the potential for increased foot traffic - including young offenders, as mentioned by Mr. Barber - I fear that my home may become a target for further criminal activity.

I am also concerned that introducing additional youth to the area, especially young offenders and others that are not from this area, will increase criminality as they will spot opportunities when doors and windows are left open by local residents.

Privacy and Enjoyment of My Property

The proposed development threatens not only the tranquillity of my outdoor space but also our privacy. With the hub's proximity to my home and the late operating hours, I will be left with little opportunity to enjoy my garden in peace. With potential footfall and voices only metres away (as late as 9pm from Monday to Friday.) I fear that, by the time the gates are locked, I will be unable to enjoy my garden in privacy during daylight hours. Furthermore, during the winter months, I fear that the additional light from the Hub shining onto my property will drastically alter and diminish the privacy of my property. Additional security lights would also exasperate this problem.

Traffic and Parking Concerns

I am also deeply concerned about the increase in traffic and parking congestion that will result from the development. The access point is on Yew Tree Road, an area that is already frequently fully parked due to nearby restrictions, particularly the yellow lines near the Christie Hospital and permit requirements on the surrounding roads. This is already hazardous to children crossing the road to use the park and this will only get worse with increased traffic - clients and staff - to this area. Yew Tree Road is also often difficult to navigate due to the amount of cars parked on both sides of the street and buses going in opposite directions frequently struggle to pass each other. Additional traffic and parking generated by users of the development will make all of these problems worse.

Communication

I am also disappointed with the timeframe for me to read the proposal and formulate my response. I received the letter confirming the planning application details late on Friday 30th May, after returning from work. Despite knowing nothing of how to read or understand any proposals, I was given until 18th of June to formulate and respond to them. This has been a terrible burden, my employment is not flexible and at a very seasonal busy period. On top of this, the contact number for information is only open during hours in which I am unable to telephone due to the nature of my work.

Furthermore, it is also only through written communication with my neighbour that I became aware of the plans to use the development as late as 9pm on five days a week. When speaking to Mr Barber, the indication was that the site would be used during normal work hours with occasional later evenings once the site established, and then following consultation with local residents. I was

quite prepared to wait to read the full proposal and plans but feel as though I have been both misinformed about the times the site will be used and rushed in the time allowed for me respond.

Conclusion

While I fully support the need to provide positive opportunities for young people, I believe this particular location is not appropriate for a youth hub, given the potential negative impact on the residents nearby. The noise, security risks, loss of privacy, and increased traffic congestion are serious concerns that have not been adequately addressed in the proposal.

I respectfully urge you to consider these objections when reviewing the planning application.