
Application number 143085/FO/2025

From [REDACTED]
Date Mon 16.6.25 12:26 PM
To Sue Wills [REDACTED]

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Further to telephone conversation today's date i am airing my concerns on the proposed development and it's possible building methods of pile driving the foundations. As when they built the estate hinchley road it caused significant damage to my property which has over the past several years been addressed at my expense as was not compensated by wimpy the development of hinchly road estate. Also the increase in population in the area would put more of a strain on the already buckling infrastructure of the area ie doctors dentist health care schools crime. This application would also infringe my privacy as it would be overlooking my back garden.

Could you please acknowledge receipt of my email with my concerns.

Regards

[REDACTED]
07925071294

Sent from [Outlook for Android](#)

Objection to planning application 143085/FO/2025

From [REDACTED]
Date Mon 30.6.25 4:03 PM
To Sue Wills [REDACTED]

 4 attachments (20 MB)

1000041145.mp4; Proposed housing - Hinchley Road, Manchester.eml; 1000041154.jpg; 1000041153.jpg;

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Good Afternoon

Application number 143085/FO/2025

I am writing as a resident of [REDACTED] and wish to point out my objections to the above planning application.

I have attached the email I sent to Miller Homes, for what it was worth – had no response to that.

My main objection is to the loss of this beautiful, safe space. In these times of being more aware of one's mental health, the availability of (and just the ability to look at) outdoor space is very uplifting. It's disappointing that the council consider this land to be surplus to requirements – is nature not a part of their remit and or is it just housing? Maybe the planning department visited on a miserable winter's day. At the moment it is beautiful, full of birds, grass blowing gently in the breeze with only the faint hum of the M60 in the distance and so you can imagine that you are in the countryside. I will try to attach a photo or two if possible to show you how lovely it is (I'll send this email both with and without the attachments in case they hold up delivery).

It is also a safe place to walk around – [REDACTED] I am not safe walking in the Clough and definitely not behind the Charlestown Pub. I shouldn't have to go a great distance to find a safe place to walk.

There have already been two separate estates built recently on this area which have led to an enormous amount of traffic. If the planned homes are built, if the existing estates are anything to go by, there will be a 100+ additional cars as most seem to have at least one car. It will be very difficult to negotiate the roads, particularly at rush hour.

I do appreciate the need for housing and would hope that if they are built then there is more than the minimum quota of affordable housing (unlike the current estates). What will be the criteria – currently there are houses used for AirBnB and the turnover of houses seems to be quite high so not quite sure why there is a need for more in this area?

Is there nowhere else ? I wouldn't even consider this to be a brownfield site as it was North Manchester school fields. There's a lot of spare land on Greengate particularly with the current demolition. Is there not some green belt it could be built on, most of England is not built on so why take away our small oasis of green within the city. Never seems to matter.

When the previous estate was being built, the then councillor, Mark Hackett, came to talk to me and my young family (as they were then) as we were concerned about losing their green playing space. He promised all sort of things , none of which came to fruition.

I don't expect any notice to be taken of this as existing tenants are taken for granted by the city council. However I will forward this to our local councillors for information.

I'm not quite sure of the dates to respond by as the letter we received at home (dated 10 June) said a response was required by 1 July. But the notice attached to the field (dated 27 June) says 21 days after that. This is not a lot of time to collate a proper response (when people have work and life to deal with) but anyhow, I hope my comments are of use in the planning process.

Regards

[REDACTED]

Re: Objection to planning application 143085/FO/2025 - without attachments

From [REDACTED]
Date Mon 30.6.25 4:06 PM
To Sue Wills <[REDACTED]>

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----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Monday, June 30th 2025, 16:03
Subject: Objection to planning application 143085/FO/2025

Good Afternoon

Application number 143085/FO/2025

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Regards

[REDACTED]





Objection and Concerns Regarding Proposed Development on Hinchley Road

From [REDACTED]

Date Mon 30.6.25 9:36 AM

To Sue Wills [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.

Dear Sue,

We are writing in response to the letter regarding the proposed development on Hinchley Road. As the owners of [REDACTED], we appreciate the opportunity to provide feedback and wish to raise several serious concerns.

While we understand the importance of addressing Manchester's housing needs—particularly through the inclusion of affordable homes—we believe the current proposal raises significant issues that must be addressed:

1) Housing Density and Infrastructure Strain

The plan to build 106 homes within a compact area appears excessive. This level of density risks overwhelming the existing infrastructure. Parking is already a major issue—many 4-bedroom homes have multiple vehicles but only one designated space, leading to frequent street and double parking. This regularly obstructs driveways and makes navigating Caspian Road, especially around its narrow bend, extremely difficult. The proposed development would only worsen these problems. Most often navigation through Caspian requires a car to wait for another to proceed, it is not a standard sized road.

2) Noise and Disturbance

The scale of the development will inevitably lead to increased noise levels—both during construction and once the homes are occupied. This will disrupt the quiet, residential character of the area and negatively impact the quality of life for existing residents.

3) Crime and Community Safety

A sudden increase in population density without corresponding investment in community safety measures could lead to a rise in crime or antisocial behaviour. We would like to know what steps are being taken to ensure the safety and security of both new and existing residents. The current housing estate, has less footprint within a square mile so the risk are minimal.

4) Overlooking and Loss of Privacy

With the proposed number of homes, we are concerned about the potential for overlooking into our

garden and living spaces, from the adjacent housing packing area. Privacy is a key aspect of our home, this would inherently impact the quality of life

5) Preservation of Community Character

The Wimpey Estate was designed with space and tranquillity in mind, which has contributed to its long-standing appeal. We are concerned that the proposed development will disrupt this character and affect our quality of life.

6) Impact on Utilities and Drainage

Our property includes a drainage system in the garden, and as this is a freehold property, we are particularly concerned about any interference with it. We would like to know if there are any plans to connect to or alter this system as part of the development. Additionally, with the significant increase in population density, we are concerned about the potential for odours from the sewer system, especially during warmer months or periods of heavy use.

We support responsible and sustainable development that meets housing needs while respecting the existing community, infrastructure, and environment. However, the proposal for 106 houses, as currently planned—with a through road via Caspian Road—does not achieve this balance.

When the Cooperative School was built, Caspian Road was deliberately not opened to through traffic due to concerns about traffic flow and safety. Reversing that decision now, in the context of a much larger development, would significantly increase congestion and pose risks to residents. The scale and density of the proposal are disproportionate to the area and risk undermining the quality of life for current residents.

Yours Sincerely,

[Redacted Signature]
[Redacted Name]

Fw: New housing development

From Planning <[REDACTED]>

Date Fri 18.7.25 5:04 PM

To Sue Wills [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

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

[REDACTED]

From: [REDACTED]

Sent: 29 June 2025 22:04

To: Planning [REDACTED]

Subject: Fw: New housing development

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Hello,

I would like to raise some concerns regarding the new housing development that is going to be build on the croft- Hinchley Road in Manchester M9.

There are some indications that in this area live bats so no building should be permitted. How are you going to protect bats?

What about the other small animals that live there? What are the plans to rescue them?

Are the residents living nearby going to be affected by mice? How are you going to prevent this?

Will Charlestown be able to absorb another large new build housing estate without it being at the detriment to almost everybody else?

How 300+ more people in the area will be able to get a GP appointment as it is hard as it now?
New school places will be another challenge for the future.

Finally, we will lose the greenery left in the area. Our lives will certainly be affected in a negative way.

Regards

[REDACTED]

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26th June 2025

Dear J Roscoe,

Ref. New dwellings Hinchley Road M47FG. (C3 Use class)

I Understand we need to make progression and invest in new homes, but since I moved into [REDACTED] 25 years ago, what was a lovely quiet Cul-de sac has changed. Another estate was built adjoining which brought an infestation of rats that had to be paid for by ourselves to resolve. Trucks and diggers constantly passing, dropping numerous piles of soil etc often early in the mornings and weekends, even though we were promised it would be cleared. The constant dirt and dust on cars, windows, railings etc not mentioning the noise, it was like living on a building site. The level of already during the morning and evening rush hour cutting through the estate is already like a main road, this will just add more traffic. Also cars parking on pavements rather than driveways meaning pedestrians, prams and wheelchairs have to ^{walk} go on the road. This will also create sewage problems in the area again, and who will be liable to sort this out. Will the new homes reduce the value of the homes we are currently living in. Look and be respectful in taste to our current homes.

I look forward to hearing from you,

Kind Regards
[REDACTED]