

Comments for Planning Application 143666/FO/2025

Application Summary

Application Number: 143666/FO/2025

Address: Carfax Court 7 Lower Park Road Manchester M14 5RQ

Proposal: Installation of replacement roof and chimneys in association with the provision of five additional ensuite bedrooms and two communal areas in the roofspace; provision of cycle storage and erection of railings to front boundary

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear case officer

I object to the proposal on the following grounds:

1. the proposed accommodation is of inferior quality with no proper outlook from any of the studio or social accommodation. MCC should not support inferior quality accommodation

2. with a single escape stair and no windows on the added occupied floor (a 3rd level above ground) the fire safety is the biggest concern. Whilst this is not a planning matter it has to be reviewed in a wider context: since no windows are provided that could be used for rescue are there sufficient fire safety measures and what do they include? e.g. sprinkler system would require a space within a building which may affect lower levels

3. no sections with dimensions are included. elevations lack any levels or dimensions - incomplete set of information

4. bat survey is missing

5. scaffolding location plan and how it is going to affect existing trees - some growing very close to the external walls. tree protection information is not adequate

6. cycle open stands are unsafe - an enclosed secure storage is required to avoid attracting crime