

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:

Although we welcome improved facilities for the local community, there are some concerns about this application.

Unfortunately, it is difficult to make fully informed comments, as the documents lack detail, particularly about what the site will be used for - what hours, by how many people, by whom etc (despite an entry in the Council's application documents acknowledging the importance of such information, such as the hours of operation).

In addition, the information that is provided in the documentation is unclear. For example, the plot identified on on the site map on the documents does not include some of the storage area/depot facilities on the actual site. Will these buildings remain as depot facilities? In which case, the application could be misleading, in that it implies a change of usage for the whole site, from a depot, to an amenity space - whereas it would actually become both.

The Council's application documents also refer to the site as being in a predominantly residential area. The site in question is surrounded entirely and exclusively by 18 residential properties. Each property's gardens back directly on to the site. The plans also refer to an area for outside activities on site (please see the proposed site map) Any noise, littering, light pollution (from the security lighting mentioned) etc will impact directly and very noticeably on all of those residents.

The application also describes the site as currently being in use as a depot, including potentially the use of machinery such as fork lift trucks at any time of the night and day. The application therefore suggests that the impact on local residents may actually be better than the current situation as a designated council depot. In reality the site has been hardly used in any meaningful

way since we have lived here for the last 12 years.

The proposed parking provision is very limited - with just 2 spots, for people with disabilities. There is no other parking provision on site. The application refers to public transport and bike storage. However, it would seem very likely that people (5 staff and an unknown amount of users) will park on Yew Tree Road, or wherever they can find a space nearby. Parking on this road has become a big problem anyway, since the introduction of the Christy Parking Scheme, making the road very congested and dangerous to cross, including for the many users of Old Moat Park.