

Katie Raw

From: Lynn Peverall <lynnp1961@hotmail.co.uk>
Sent: 22 September 2024 19:55
To: Katie Raw
Subject: Re Building Application 148016/FH/2024 Comments - Objection

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Dear Katie,

In response to your letter dated 11 September 2024, I am writing to air my comments, objections. My concerns are listed below regarding the planning application 140816/FH/2024.

There are 8 terraced properties on Blackwin Street that share a gated Alleyway, one locked gate is adjacent to 30 Blackwin St, access to this gate is gained from a side road / public right of way, this is directly from Blackwin street, the side road gives full access to the gated Alleyway to the rear of our properties. Our refuse is collected on a weekly basis, our bins have to be taken from our back yards, as instructed by Manchester city council and left at the end of the access Rd for emptying, after emptied, we can then wheel back the bins via the side road, through the locked Alley gate, which we all have keys for, and put back in our yards.

The other gate at the opposite side of the Alleyway is adjacent to 44 Blackwin St, this being a convenience store (Blackwin Mini Market) The shop has large refuse bins next to the gate to accommodate their refuse, so entry and exit, is not easily accessible.

I would like to mention that the Alleyway gates were agreed by Manchester City Council, and installed due to previous attempted house burglaries at the rear of the properties, since being installed, no attempts of burglaries have been made, thus making our properties safer.

The Alley way is also a means of escape, in the event of a fire occurring in the rear of any of the properties, we need to bear in mind our houses are terraced, so in the event of a fire in one property, the fire would spread rapidly across all 8 houses, due to the connected walls, so reducing the size of the existing exit at one end of the Alley Way, would reduce a rapid safe exit for all residents.

There are also telegraph poles within the side road off Blackwin St, close to the Alley gates near 30 Blackwin street, these serve all properties, and a clear access should be available to enable Telecom engineers to have safe unrestricted access to climb the poles to maintain existing lines and also install new lines for proprietors if and when required.

There is also a Post Office Grid on the side road where the proposed building extension would cover.

Access via the side road leading to the rear of the Alleyway should not be reduced or restricted, as this would prevent the upkeep and maintenance to all properties; IE: telecoms and drains/sewerage, to name just a few. Reducing access would prevent the essential facility providers from access to our properties. Also in the case of an emergency, I would also note that it is a challenge for residents parking their cars on Blackwin St, due to a school, restrictions are in place. There are parking spaces adjacent to our public entry, directly off Blackwin St, which accommodates this, the planned building extension of 28 Blackwin St, would prevent access, due to the reduction of entry.

If the side and rear extension to 28 Blackwin Street application is agreed by you, this will restrict rear access to all the properties on Blackwin Street, thus causing a safety issue, all houses on the terraced row require free unrestricted escape routes, front and rear, in the event of an emergency. I strongly object to ANY restriction or reduced free access to the rear of my property.

Before a decision is made by yourselves, I suggest that a building and planning control surveyor comes out and fully access the application.

Kind Regards

Lynn Peverall.