Emily Booth

From: planning@manchester.gov.uk
Sent: 14 October 2024 15:39
To: Emily Booth
Subject: Comments for Planning Application 140957/LO/2024

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/10/2024 3:38 PM from Mrs Alexina Willers.

Application Summary

Address:	58 Richmond Street Manchester M1 3WB
Proposal:	Listed Building Consent for remedial work of the existing concrete structure and a 5 storey side extension to accommodate 5 residential dwelling houses (Use 3Ca) on the ground and upper floors and ancillary facilities within the basement.
Case Officer:	Emily Booth

Click for further information

Customer Details

Name:	Mrs Alexina Willers
Email:	alex@premier-textiles.com
Address:	Premier Textiles Ltd Green Lane Stockport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We do have strong objections for the extension in this proposed application. Disruption caused over the last 2 years from this site: - 1. The land proposed for the extension was used by the doctor's surgery whilst they had some building work done on the roof. Due to the lack of space for materials and builders' vehicles they asked if they could use our car park for 1 week to store a cherry picker. It was over 6 months later before the car park was cleared as it was used for an Office cabin, machinery, supplies etc. Where do they propose to store materials, equipment and vehicles whilst building? 2. Once the builders had left, we were left with damaged tarmac & damage to the property. We feel our property would be open for further damage. 3. We had 3 trees which divided our car park and this site. During the building work these

were removed without our permission. These have now been replaced with new trees that are still growing and any further building works will affect these with waste polluting the beds and damage that could be caused.
4. Rubbish is an issue since these buildings have been built as we now have all local business bins next to our property which has caused a rat issue in and outside our property.
5. The rubbish bins located at the side of our property causes access issues for vehicles and pedestrians. We often find that people move the bins onto our car park to create access. This often is a disruption for our tenants.
6. We have experienced a higher volume of rubbish being dumped at the side of our property and on the car park daily. This again is an inconvenience, eye-sore & attracts rats.
7. The site that the extension proposed for a couple of months ago had pounding machinery working on it and this has disturbed a rat's nest according to the Manchester council pest control. This led him to serve notice on many surrounding properties and we all now must pay a yearly contract to pest controllers to monitor/collect traps.
8. Since the new properties have been built and I believe they are used as Air B&B's our tenants who rent the parking spaces at the back of 61 Bloom Street have experienced problems with residents parking in our car park. A couple of residents have told our tenant that they were told it was ok to do so. Due to this issue, we now have wardens who monitor the car park and issue tickets to unauthorized vehicles.
9. On the location plan the site area highlighted includes our property. Why is this?
If our points raised are dismissed and the work goes ahead, we would want a full proposal of how there will be no disruption to access for our tenants, no further damage to the trees and further damage to our property. Please note our car park will not be accessible to the builders for parking, storage or any other purpose and access is needed 24 hours a day, 365 days a week.

Kind regards

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