

135675/FO/2022. Objection

[REDACTED]
Sat 25/03/2023 21:24

To: [REDACTED]
[REDACTED]
[REDACTED]

Dear Ms Leckie and the Planning Committee at Manchester City Council.

I am writing to object to the proposed development of 2 residential apartment buildings off Tariff Street, in particular to the erection of a 12 story block directly behind my own building, [REDACTED] on Newton Street.

My own flat will not only directly face the windows of the 12 story block [REDACTED] [REDACTED] with only a one-way street between us, but the entire side of my flat is floor to ceiling glass windows - and whilst this may seem a privilege, those are in fact the only windows. There are a number of flats on [REDACTED] which will be in the exact same position, which clearly impinges on our right to privacy (especially if closing the blinds for example, means covering the only windows we have). The same effect will of course be apparent for any new inhabitants of the proposed development, and I would imagine impacts the desirability of not only flats in [REDACTED] [REDACTED] affected by this lack of privacy, but also the newly developed flats.

I understand that a daylight and sunlight report has been commissioned, however I was shocked and disappointed upon reading this report to find that The Wentwood building has been consistently misnamed 'The Wentworth' - It's hard to imagine how those undertaking the research and complicated calculations necessary to give an honest and accurate report could do so, no doubt for weeks or months and still not know the name of the buildings affected. Further to this point, how did the report get through multiple proof reads and approvals before release with this error? I believe such an error is indicative of a lack of genuine respect or care of the area and people surrounding the proposed development - something which seems endemic amongst developers in the Northern Quarter and Ancoats areas. (On the note of light, I would also like to remind you that there is, within a few hundred feet of this proposed development, the controversial 33 storey Great Ancoats/Port Street development which will also affect the sunlight the Wentwood receives - a different development of course and one which has already been approved despite many objections, but important context for the surrounding area and its impact already expected reduce the available light for existing buildings.)

I hope that you will carefully consider these plans, which are at the very least poorly and carelessly designed in their current state.

Yours Sincerely,

[REDACTED]