

Comments for Planning Application 135848/FO/2022

Application Summary

Application Number: 135848/FO/2022

Address: Site Of Former Victoria Park Probation Centre Laindon Road Manchester

Proposal: Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings

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:

[REDACTED]

Dear sir / madam

Whilst we welcome a use of the land the development represents an over development of the land.

The size, massing and scale of the apartment block which faces on to Daisybank road, is inappropriate, for this setting and out of context for the road. It creates a significant privacy issue, and need to shrink in height, and to be move further back from the road to reduce this impact.

[REDACTED]

[REDACTED]

[REDACTED] In this home a number of the residents will disrobe, and the new apartments, would then create privacy issues for this cohort, as the design significantly overlooks their bedrooms.

There is no parking on the roads and pavements surrounding the proposed scheme. Visibility non junctions is already impaired due to an over population of cars. The scheme must have parking for all residents, otherwise this will create a significant parking issue, and equally result in potential crashes on the junction to Daisy bank road as people park on the pavements, and obstruct the visibility.

Construction methods. Individuals with a learning disability and autism are sensitive to noise. In particular deep persistent noises. The development will cause the individuals to have significant incidents, and put at risk both their health and placement. They won't be able to cope. Is there an opportunity through the use of conditions to limit build on site windows to between 10am and 3pm Monday to Friday, to give this cohort respite from the suffering it will impose on them. What methods and adaptations can the construction use to mitigate the impact on these individuals, so they are not being treated unfairly as a result of their disability.

Is there an opportunity through the use of conditions for the build to include for adaptation of the disabled persons home, to add sound proofing to their walls, windows, to mitigate the impact of this scheme.

Is there an opportunity through the use of conditions to remove the use of heavy plant to reduce noise pollution during the build.