

Comments for Planning Application 134603/FO/2022

Application Summary

Application Number: 134603/FO/2022

Address: Pellowe House Francis Road Manchester M20 9XP

Proposal: Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed development on the following grounds:

The size, appearance, layout and density of the proposed development:

- It will be considerably larger than any other development in the area.
- Apart from one small section of the property on the corner of Francis Rd and Cotton Lane, there are no other 3 storey properties nearby.

Daylight, Sunlight and Overshadowing:

- Extreme high loss of light and overshadowing for the surrounding properties.

Overlooking of Loss of Privacy:

- Houses to both the front and rear of the new development would suffer from a severe loss of privacy. The three story nature of the new development means substantial numbers of properties nearby will be impacted accordingly.

Means of Access, parking, servicing, traffic generation, highway safety:

- Any access road off Francis Road will severely impact the already limited on-street parking.
- Clearly not enough parking to facilitate 24 units and therefore potentially 56 individuals. It looks like only 19 spaces are planned, which will cause severe parking issues nearby.
- The plans for the development say that additional on-street parking is available as overflow. This is against Manchester SPD guidance stating that parking to the front of a development is to be discouraged and that developments should provide adequate on-site parking facilities. This does also suggest that the developers are aware that the current plan of 19 spaces will not be sufficient.

- There's already a disproportionate amount of traffic down the residential streets of Francis road, and nearby Cotton Lane too. This would exacerbate these issues dramatically, both in terms of street parking and also road safety.
- Staff at the NHS building on Francis Road, Kingslea House, would lose a portion of their off-street parking in the proposed development, adding further strains to on-street parking.
- The planned single carriage access road on to Francis Road would become gridlocked at busy times with commercial and residential traffic trying to access both existing homes, the new development and the Kingslea House building. It is simply not going to be wide or spacious enough to handle the proposed new traffic.
- The development would also necessitate a large amount of contractor traffic which is likely to severely impact access on to the residential areas nearby.

Noise and Disturbance:

- The scale of the plans mean that noise and disturbance will be extremely prominent during the building process, at great detriment to existing residents for likely well over a year.

Air Quality and Odours:

- It seems unavoidable that a large amount of dust will be generated by the development which will severely affect the air quality for nearby residents.

Finally, just to add: I am not fundamentally against the redevelopment of the site at all. Rather it is the scale and design of the plans which are an issue. Detached housing or a smaller number of flats would work fine. It's the extra storey and volume of properties that are a serious issue and the knock on impact the vehicular demands generated by them.

