

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: Glad to see some of the points from my previous objection have been considered however I still oppose the proposal in its current format. There are a few reasons why:

1. The scale of development and loss of privacy elements

Again the proposal for a three storey block of flats is not suitable for the area we are. The existing building is 2 stories or lower, with a feature building on the corner. Pulling the proposal height from this is not suitable. Considerations on the increased height proposed have offered a small benefit to some neighbours however they still will significantly impact neighbouring residential properties on Francis Road, Henwood Road and Cotton Lane. Compounded by the fact that the line of the building is being brought closer to the road than the existing building, the design far exceeds what is suitable for the street. Something which I did not notice in the previous design an access statement (might be part of the new revision) was the distances between the properties. This directly impacts both myself and my neighbours with the line of the building being brought forward to 18m from our property, as far as I am aware this is something that is only given leeway in significantly denser city centres and not in suburban areas. As a result, hallways and living spaces within the proposed development will unnecessarily have direct line of sight into one of our bedrooms as well as our neighbours which I and my wife find concerning as there is no apparent mitigation. This also causes a loss of privacy to the rear gardens of the those on Henwood as well.

2. Number of proposed properties and access.

Slight reduction in number of apartments due to light studies performed. However the density of the proposal is still far greater than what is suitable for the area. Excess strain, caused by the proposal on an already busy cul-de-sac with lots of residents and an NHS building isn't what is

needed. In addition the location of the proposed access causes a few issues, being set back from a solid fence as well as potentially behind cars parked on the street.

3. Construction period. There issues still stand and I don't feel as if they have been addressed fully. Parking for workforce during construction period will be difficult. We have had issues in the past with workers constructing at the Christie over the past couple of years and simply stating that they will be able to park on the roads surrounding Cotton Lane is not adequate. - Relating back to the scale of the proposal, the number of work and contractor vehicles that will be using our already limited parking will cause significant and unaddressed issues.

Noise - A number of residents, including myself work from home, the consistent noise associated with construction sites is going to massively impact our working routines/meetings etc and I see no real consideration for this outlined. This may have been adequate pre-covid, but now more significant appreciation should be taken into account.

Dirt/Mess - general dirt and mess associated with construction sites and its proximity to a number of residential properties.

4. Delivering on Affordable/Social Housing. This is the only part of the revision that seems to have come close to acceptable.

It doesn't appear apparent that enough of the concerns of myself or the residents have been taken enough into consideration, at a time when the applicants should be seeking it. I dread to think the consideration that will take place during construction if the proposal in its current form is approved. I'm not opposed to any development at all and do believe something should be done on the site, however the scale of the proposal, its oversights and general lack of consideration for location, history and most importantly the people who live here makes it a scheme I object to.