

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: Although I appreciate you making some amends to suit my initial disapprovals. I still can not accept the revised plans.

1. I see that to help assist my demands you have dropped a floor to enhance day light into my property. But this is still not acceptable. The sun would still be blocked out all afternoon when the development reaches the the highest point which is slightly set back. Until I see a full investigation into this then this development will be deemed illegal.
2. The car park entrance is still running along my property:
 - a) the daily traffic will be a constant disruption to the privacy of my house.
 - b) The unnecessary pollution form the car fumes will be hugely health hazard for my family which includes a 1 year old and my 4 year old. If their health deteriorates in any way I will be taking legal action against both yourselves at the council as well as the developers. I have already taken legal advice on this.
 - c) The constant disturbance of the electric metal gates opening and closing is again hugely unfair and disruptive for us to hear all day every day. It seems hugely ignorant that the entrance hasn't been put on the other side of the building where there are no residents backing on to the property.
 - d) The communal bins can not be left in this area either. As we live in a world of recycling the thought of having 24 apartments emptying their 4 different types of bins including bottle bins seems, again, completely disrespectful to the adjoining neighbours including ourselves. This should surely be on the side of the building where there are no residents backing on?
 - e) The driveway also shows open sections which would invade my privacy. Even though the driveway will need to be moved to the other side then that will need to be built up with bricks and not cheap fence panels. Please note that it is fully bricked up now and has been for 116 years.
3. There are still windows on the middle and top floor which would invade my privacy. This is

simply not acceptable.

Our houses on Cotton Lane have been here for 116 years. The houses were built for the factory it is completely immoral and unfair that our houses are the ones to be effected the most.

This is a family area. All around this developments are families who have invested in their homes to bring up their respective families. A huge, ugly block of affordable apartments is immoral and wrong and surely illegal given the area that these are being built. I can not tell you how upset the area are with this proposed development. You as the council need to understand this and support us. A development for family muse houses to be built then yes. But not this monstrosity.

Another example of the unfairness of this development. My neighbours on the corner of Francis Road and Cotton Lane applied for a wall to be built for privacy and security reasons while they developed their building into a residential building. The wall got rejected in planning. These decisions have to be consistent and fair for all. If this development does get accepted that that is, again, completely wrong and immoral. You can't have one rule for one and one for another. No to a wall means no to a block of flats.

I ask this. Please have some understanding, consideration and sympathy for us families that have invested back in to this area. It would be immoral for this to be pushed through under the greedy and money driven powers that be. It is just wrong. We all expect you as our local council to do the right thing and support us.