

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:

- much larger than any other development in the area
- very dense use of land compared to local area, consisting mostly of semi-detached houses.
- not in keeping with local area - proposed development is large and corporate-looking compared to local extant semi-detached houses. The proposed elevations are not in keeping with the feel of the area (e.g. brickwork detail does not match extant local buildings).
- only 3 storey building in the area is on the corner of Francis Rd and Cotton Ln - the only 3 storey part of this building is a very small area where the apex of the pitched roof reaches 3 storeys over a fraction of the overall floorspace.

Daylight, sunlight and overshadowing:

- Unacceptable loss of daylight/overshadowing of surrounding residential houses on Francis Rd and Henwood Rd.

Overlooking or loss of privacy:

- overlooking houses to front of proposed development that are not currently overlooked - leading to loss of privacy.
- overlooking houses to rear of proposed development that are not currently overlooked - leading to loss of privacy.

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

- means of access, new access via Francis Rd, will reduce already over-burdened on-street parking.
- not enough parking to facilitate 24 units (up to 56 residents) (~19 parking spaces should be available based on planning guidelines and the number of beds in each unit).
- although apartment dwellers show lower car ownership than house dwellers, the overall level of car ownership in the UK is increasing and this has not been accounted for.
- the plans for the proposed development state 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 also indicates that it is expected by the developers that additional parking will be required on top of that provided by the proposed development.
- Traffic is already heavy through small, residential streets to access Francis Rd. This development would add considerable burden to the small, residential access roads (Cotton Ln, Kingslea Rd). There are local plans in development to further reduce traffic flow through the estate surrounding the proposed development which would create an even greater through traffic burden on the remaining access roads through the estate.
- much of the parking area to the rear of the proposed development is currently used by the adjoining NHS building, Kingslea House, for staff parking. There are issues with staff and visitor parking overflowing onto residential streets such as Francis Rd. The proposed development would materially reduce the amount of off-street parking available to staff and visitors of Kingslea House, increasing the burden of on-street parking which is already an issue.
- The means of egress from the proposed parking to the rear of the development would mean cars would have to turn left onto Francis Rd. This would be a blind left turn due to the extant fencing on the boundary of the site next to the proposed parking entrance/egress road. This turning would have further reduced visibility due to parking bays along Francis Rd.
- The proposed development would mean all parking traffic to the proposed development and to Kingslea House would have to pass along the proposed new single carriage entrance/egress road onto Francis Rd; as this access route would be used by both residential and commercial buildings, there would be congestion generated at rush hour with traffic flow in opposing directions along a single carriage access road.
- The development would generate a large amount of contractor traffic overflowing onto local residential streets such as Francis Rd and Wilderswood Cl.

Impact on landscape and ecological habitats:

- bats are regularly observed by local residents emerging from the extant building.

Effect on listed buildings, conservation areas and archaeology:

- The extant laundry building has been on the site since the late 19th century and no consideration has been given in the proposed development plans to retain the character of the site.

Noise and disturbance:

- it is considered that a large increase in noise and disturbance will occur during development

which will have a large negative impact on local residents. The development is predicted to take well over a year to complete.

- the increased use density of the site will increase local noise and disturbance levels with up to 72 new residents in a quiet, family-oriented area.

Air quality and odours:

- Development (demolition and construction) will cause a large amount of dust to be produced, detrimentally affecting the air quality experienced by local residents.

New semi-detached houses, or redevelopment of the extant building into flats, would be a much more keeping and welcome use of the space.