

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 wish to object to the planning application number 1346303/FO/2022.

[REDACTED]

1. LOSS OF LIGHT

Height and overdevelopment of a three storey building on this site leading to unacceptable loss of light and overshadowing.

My back garden is south facing and receives full light and sun during all daylight hours. It is a beautiful garden created full of flowers for the bees and butterflies. Flowers need sunlight. The council is supposed to be supporting green spaces etc

The rooms at the rear of the property will be thrown into complete shadow all day long as it is south facing.

It has been proven medically that loss of light has a detrimental effect on people's quality of life and mental health.

The new development at approx 9 metres will see an increase in height of approx 3m - which is a third!!! and will have a detrimental and devastating effect on me and my neighbours.

The sun aspect report is not clear but living here and using my eyes it is absolutely without doubt clear that the closeness and height will take away all light all day!!!! I invite you the planning officers and officials responsible for this decision to come and have a look, sit in my garden, and

my loungein fact I insist.

I am unable to attach photos here which would have been useful. It is morally irresponsible to go ahead with any development that might have a detrimental effect on people's lives without you coming to see for yourselves. And I don't just mean just walk round the existing laundry site, I mean actually bother to come into the houses of the people that will be most affected by your decision and by this hideous over-development.

The 4 houses numbers 24-30 on Cotton lane (my immediate neighbours and the tall house at the end) were all built with the existing Laundry for its employees...part of its history part of the same footprint. The boundary of our houses (our land) butts right up to the existing laundry wall. This development would be like putting a 9 metre ugly wall at the end of your garden (9 meters!!) totally unacceptable.

There is a right to light enshrined in British Law and this hideous over development is depriving me and my neighbours of this right to light.

Whilst housing is needed ...It is not morally correct to make some people's lives better by making some people's lives worse.

2. OVERDEVELOPMENT

It is bad enough that yet another part of the area's history is being eradicated (as per Withington Green with The Christie)

and being replaced with a building that has no architectural integrity. It is a rabbit warren. A battery farm for people.

Clearly a cheap build, and at three stories it is obvious to everyone that this is totally profit driven with no consideration for the human element of either its inhabitants or neighbours. In terms of quality of life or design.

If the pandemic has taught us anything it's that people suffer mentally and physically without space and light and green spaces. This overdevelopment is pulling the wool over your eyes ..when the plans say garden, landscaping etc. Please examine the plans closely there is no outside space to speak of. They're cramming as much building as they can into that space.

The height of the proposed building has clearly taken a nod from the tallest house on our row, number 30. It is the ONLY building in the area that is over the normal height of two storeys.

There are no other blocks of flats or tall buildings at all in the neighbouring area.

Clearly at 3 stories this is OVERDEVELOPMENT. But what is as worrying is the attitude of the developers - pile 'em high sell 'em cheap. It is absolutely apparent to everyone in the area and the word on street is that it's all about the money for them and not about affordable/social housing. It's disgusting. Never mind the quality of our lives with the proposed new building but what of the people who will end up living in this battery farm/people prison. Examine the plans closely and

look at the size of the rooms.

They are trying to cram too many people into too small a space. Too many flats on that site. Whilst the council is clearly under pressure to provide affordable housing this is clearly over development of this site and in this area.

Previous applications in 2005 and 2006 proposed less accommodation on this site. the 2005 application 074755 was withdrawn and the 2006 application 077190 was refused. One of the reasons for refusal was overdevelopment of the site and that proposal had less accommodation than this current application.

Just because the council is under extreme pressure to provide affordable/social housing does not mean that you can now decide that its ok to ignore the same objections that were made back then and uphold these objections because it now suits the new agenda. This is a suburb not a city centre.

There is no outside space for the residents... I refer to my earlier point about the occupants deserve a decent quality of life and outside space. The developers are being greedy. It shows a lack of care and consideration for the human element. Shame on them and shame on you if you let this go through.

For me and my neighbours in our terraced houses the height of the hideous over development would be like having a prison wall at the bottom of the garden. For me in the middle of terraces would be like living in a goldfish bowl. Once again without being able to load photos or a visit to our homes by the planning officers it is almost impossible to demonstrate this to you here!!!

Hand in hand with overdevelopment are parking and traffic issues. The developers say that there intended residents will not have cars.. you can not assume this. The area has already been identified as a parking hotspot and so the introduction of the Christie parking scheme. This development adds to the local problem and if there are up to 2 occupants per flat that could be a lot of cars.

Whilst I know the councils agenda is to get people out of their cars you have to deal with the real life situation which is back to too many people in too small a space. Also worth mentioning actually the nearest bus stop and tram stop is not that close. You have to be reasonably mobile to walk the distance to a bus or tram stop. So in this particular location you can not assume that that local transport will help and people will not have cars.

There is no way you can technically justify this development on this point alone, it is totally detrimental to the parking and traffic issues which you the council are clearly focused on in this area.

Noise - overdevelopment and too many people on such a small space there will be an increase in noise

Whilst housing is needed ...It is not morally correct to make some peoples lives better by making some peoples lives worse.

3 APPEARANCE

Simply put it is a cheap 3 storey monstrosity amongst a landscape of normal 2 story housing.

Points on appearance are also mentioned throughout this objection but to add to this..

No architectural integrity or design for human well being.. i repeat same points as before on scale and design

We go from a beautiful old building c1920 with history and heritage.... The laundry was a big thing in the area back in the day. with livaried vans etc local people worked there and when it was later the kodak factory....to a 3 story cheap ugly shoe box.

There is beautiful lettering on the wall of the building that myself and my neighbours love...to be replaced with a 3 storey oppressive gable end wall sucking the light and overlooking its neighbours.

The new 3 story development with its 9 metre high wall comes up right to mine and my neighbours boundary and the proposed development has a very dominant and OPPRESSIVE gable wall which is what we will all be looking at from inside our houses.

This oppressive dominant overbearing light taking wall would be the view from my lounge, kitchen, bedroom, bathroom which are all at the back of the house (same for my immediate neighbours) So everytime I look out the windows at the back i will no longer see the sky, sun, etc just a red brick wall. And because of the height of the building this will be the case even from upstairs!!

Absoutely and undeniably detrimental effect to quality of life and mental health not to mention privacy.

Have some pride in your work leave a building you would be proud of that enhances the area.

After all it will be here for years!! Don't just use this as a quick win to get you nearer to your housing promises/agenda. This type of development is CLEARLY not suitable for the area.

Even better build some nice little homes in keeping with the area for first time buyers to make a start the majority of immediate neighbours to the site are working people with young families

Profit is being put before people - architects and developers can do better!!

Whilst housing is needed ...It is not morally correct to make some peoples lives better by making some peoples lives worse.

PRIVACY

Detrimental and harmful effect for me and neighbours due to overdevelopment. height, scale. aspect number of possible resident.

SUMMARY OF OBJECTION POINTS

There have been a number of points made throughout this objection but in summary I object on grounds of

*Loss of light

Major and detrimental harmful loss of light to myself and my neighbours.

* Overdevelopment

3 stories is clearly overdevelopment

Having a detrimental and harmful effect not just on neighbours but the people who will live in the new building.

*Appearance

Harmful to well being and mental effect on myself and neighbours with a 9 metre oppressive depressing wall and 3 stories red brick box.

*Crime increase

No matter what the report says evidence

shows that with social housing comes an increase in crime in the area. Detrimental to it's immediate neighbours and area who are all young hard working families with young children.

*Parking and traffic

Detrimental to everyone in area which you the council already think is bad enough to introduce parking permits etc. There are no bus stops or tram stops nearby.

*Overlooking

Detrimental and harmful to well being of me and my neighbours.

* Noise and levels of activity

Clearly the overdevelopment and increase population on such a small site which is on a scale so much bigger and higher than any of the housing in the area then there will be a significant and detrimental increase in levels of activity and noise. Up to 48 people on such a small site!!

Especially with no balconies or outside gardens etc - it is inevitable that people will congregate on the street or in the small area designated to car park spaces.

* Crime and ASB

There evidence and you know it!! That there is a direct correlation between social housing and increase in crime. Detrimental and harmful to myself and the young working families with young children which are the sites immediate neighbours. I refer you to a report on Quantitative and spacial criminology published by Nottingham University where for social housing criminal damage increases up to 30% - harassment, graffiti, drug dealing, intimidation etc.

20% with regards to ASB nuisance neighbours, loud music etc

40% increase vehicle related ASB
20% ASB from groups hanging around

It is not morally correct to make some people's lives better by making some people's lives worse.

Finally a note on the process.

I would ask you to be aware of the developers conduct. They have been duplicitous and less than transparent.

They said they received no objections - they did - several. Also info about the proposed development was a one sheet note popped through our letterboxes 3 weeks before Christmas!!!!

The first Christmas after lockdown This a sneaky tactic and employed on purpose.

At that time there was no planning application submitted, they had not bought the land (although the note implied it was theirs and going ahead). So there was no technical consultation period.

And as I said 3 weeks before our first Christmas after covid and not a priority as it was clearly a punt by the developers. So technically it was not a formal or legal consultation and they should not be referring to it at all

And this coupled with their pile it high sell it cheap cram the people in plans submitted shows they have no social conscience and are concerned with profit only.

They also did not listen to any of the original objections made by the neighbours except for changing the access road to their proposed building but they had no choice.. my neighbour owns the land they wanted to use to put the main access road to the building on. Beggars belief that this was in their first plans. Another indication that they have no care or attention to any effect this building may have on anybody really either living near it or in it.

Profit led not human led and we all know it.

Finally it is also unacceptable and devious that planning give us 2 weeks to respond - it is not unusual for people to take 2 week holidays... notice how this application was put up during school summer holidays when more people are likely to be away and 2 weeks holidays are common.

Finally i would invite you and your planning colleagues to actually visit us in our homes. It is almost impossible for you to understand or see the points made about scale etc unless you come into one of our houses. This new development has an absolute detrimental and harmful effect on numerous residents and neighbours.

Also I would bring to your attention that because of the agenda for housing our local councillors are not really listening to us or that interested. They are not doing what they are paid to do which is to listen to people. They do well to remember who elected them who pays their wages and actually what their responsibilities are.

While this does not directly pertain to planning I will make you aware of this as lots of people have

mentioned it and they have approached councilors asking for help as to how to respond to this planned monstrosity and are getting no help!!! This will of course very handily help to suppress objection response as well. The councilors should be ashamed of itself the way it has conducted itself in order to push through these plans to make wins on its housing agenda targets.