

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: After reading over the plans proposed by Southway, I feel the proposed plan is totally unacceptable for the following reasons.

- 1) 3 story building will overlook all the current houses on every side and invade people's privacy. These are not in line with the local houses or match in anyway as you have stated in your letter.
- 2) Parking is a serious problem for residents already due to Christies and Kingslea House situated next to the proposed site. Residents are unable to park outside their own houses and sometimes they have to park the next street away. You propose 26 flats but on the plans there is only 12 parking spaces? Surely each flat will need a space and even then that wouldn't be adequate as some flats many have 2-3 cars depending on the resident? Where would these cars park. Also how do you plan on the cars entering the car park. This would create endless noise for the tenants on Francis Road. Where are the visitors going to park?
- 3) Further to your reply from my first message, how can Southway justify this block to have no age restriction when every property they have built has been over 50/55 age only.

Burnage Lane Flat

Mauldeth Road next to Station Flats

Mauldeth Road / Ladybarn Lane Flats

Green Street Flats

We have enough issues with nuisance with local youngsters and this would create endless problems if there were no ages restrictions.

- 4) The road is jammed every workday with parked cars from 7am to 6pm. This would just create havoc getting in and out of the road as this is a nightmare already. The local MP is fully aware of these issues.

Planning permission for flats was refused last time it was requested. It was agreed for 4 Town House on the site with a driveway for each property. A 3 storey high block of flats for any age with no adequate parking is totally unacceptable.