

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:FAO Manchester City Council Planning Department

Please accept this letter as an objection to the proposal to build a three storey block of apartments on Francis Road, M20 9XP.

We have a number of reasons for submitting our objection, as outlined below:

- Parking - The area surrounding The Christie has been subject to enforced permit parking due to hospital staff parking on nearby residential streets and blocking access to residents. Now that permits are in place, parking issues along Francis Road and Wilderswood Close have subsided. However, to introduce 24 apartments (12 one bedroom and 12 two bedroom) with provision for only 15 vehicles will create an insurmountable number of parking issues that have only recently been resolved for us residents. The Crime Impact Statement recognises this issue, stating that 'parking in the area is in high demand with on street parking dominant'. We would like to discover the impact that this development will have on parking on local roads and what provisions will be made for residents of the flats and their numerous visitors beyond the 15 spaces outlined.

- Noise - Many residents live in close proximity to the planned works, especially those overlooking the site at the top of Francis Road and Wilderswood Close. The demolition plus building works will inevitably be carried out over a substantial period of time, affecting local residents' quality of life and ability to work from home - which many of us carry out on a full-time basis.

- Access / Safety - With one single road in and out of Francis Road and Wilderswood Close the machinery, workers' vehicles and building materials relating to this development will inevitably create blockages and obstructions along this road, causing access and safety concerns. This is a family estate with many young families, many of whom hold concerns regarding passing this

construction site safely. In addition, we have concerns about the additional road that will be created. We would like to know how concerns regarding visibility of cars entering and exiting this new access road will be met, especially as on-street parking will inevitably obstruct the view of moving vehicles.

- Crime - We would like to know how concerns of the increased risk of (and not limited to) anti-social behaviour, noise complaints and littering will be addressed.

- Privacy - We are concerned that the height of the proposed construction will impede residents' right to privacy in their homes and gardens with the number of storeys overlooking gardens and into properties. We are also concerned how the implementation of CCTV will infringe our right to privacy when passing the building.

- Aesthetics - With no three storey buildings in the local vicinity - and with two-storey residential homes of a terraced, semi-detached and detached nature populating the area - we would like reassurance that the planned building is in keeping with the aesthetics of the area.