

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 oppose the proposal in its current format. There are a few reasons why:

1. The scale of the development/Overlooking and overshadowing adjacent properties.

The proposal for a three storey block of flats completely does not fit in with the area. The existing building is 2 stories or lower, which is appropriate for the residential area in which we live. The increased height proposed will massively overshadow the street and neighbouring residential properties on Francis Road, Henwood Road and Cotton Lane. Compounded by the fact that the line of the building is being brought closer to the road than the existing building, the design far exceeds what is suitable for the street.

There is a 3 storey development off Cotton hill, however the impact of this is minimised due to its relative scale compared to its land area, being set back an adequate distance from the street, using green space and trees to conceal as well as providing adequate parking for the residents. This is something that is not apparent in the current proposal, again because the physical scale as well as the number of properties far exceeds what it should be. Although mentioned, green space surrounding the proposal appears nonexistent.

2. Number of proposed properties.

Francis Road already is quite a busy street for its size, whilst also being a cul-de-sac. With 65+ residential properties already on the street, traffic from those using Kingslea house, as well as its proximity to the Christie. Furthermore, additional traffic caused by the proposal throughout construction and after completion, the street will be over capacity. Although parking restrictions to recently coming into effect have slightly alleviated the issue, the street is still incredibly busy throughout the day (not just the measured peak times) and increasing the potential number of

residents by a over a third will be detrimental to the street.

In the transport Statement it states that provision for 15 new parking space will be available, however the plans (134603_FO_2022-GROUND_FLOOR_PLAN-2036407) only demonstrate 13. Further on from this, there does not appear to be any suitable provision for bin storage and other amenities (small amount of bikes etc) for the number of flats proposed.

3. Construction period. There are a few issues I find with the construction, partly reflected with earlier issues.

Parking for workforce during construction period will be difficult. We have had issues in the past with workers constructing at the Christie over the past couple of years and simply stating that they will be able to park on the roads surrounding cotton lane is not adequate.

Noise - A number of residents, including myself work from home, the consistent noise associated with construction sites is going to massively impact our working routines/meetings etc and I see no real consideration for this outlined. This may have been adequate pre-covid, but now more significant appreciation should be taken into account.

Dirt/Mess - general dirt and mess associated with construction sites and its proximity to a number of residential properties.

4. Pre-Consultation. This seems to have have pretty poor engagement from the start, with only 3/117 respondents. Admittedly Covid would have hampered this, however I had not had any prior knowledge of the current proposal before hearing about it after speaking to some neighbours. Further engagement should have been enacted and more discussions should occur with affected residents for a project of this scale.

5. Delivering on Affordable/Social Housing. Have seen far too often, developments offering promises of affordable housing to be made available only to not come to fruition. Hopefully Southway can provide more details on the feasibility of this.

Overall, I feel like the proposal is stretching too far with the scale of the project. The visual impact and height of the proposed structure, combined with the volume of additional properties will create unnecessary stresses on the surrounding area both socially and physically.

Thanks for taking the time to read and hope my concerns will be well voiced.