

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: We are objecting to the proposal to build a three storey block of flats on Francis Road for the reasons listed below.

Access - The only access to and from the site will be via Francis Road, as this road is a no-through road there are already issues with people turning cars around and safe and efficient access in and out. We are concerned as to how this will be managed both during the build when very large machinery/lorries will need to be used (for which there will not be room for cars to safely pass) and afterwards when the residents of 24 new flats will also need to gain access. This is a safety concern for both drivers and pedestrians and will increase traffic in the local area which already contains two schools and a hospital leading to often very congested roads.

Parking - As the proposal is for 24 flats to be built with only 15 (as it appears on the drawings) car parking spaces, we would like to know how the planners are proposing the new residents will safely park cars along Francis Road and possibly the much smaller and narrower Wilderswood Close safely and without causing disruption to the existing residents. The new introduction of permits and parking restrictions have come into effect because of the disruption and danger caused by parking of non residents in the area, it is clear that the introduction of this building without adequate parking for the number of flats proposed will introduce and worsen this issue once again. If the roads are once again blocked with cars the same safety and access issues will arise. In addition the staff at Kingslea House currently use a car park accessed behind the site, this will obviously be inaccessible during the build and therefore may cause staff to once again start parking along the roads creating even more safety/access problems.

Noise - Many local residents (including my fiancé) now work from home since the pandemic, the extent of the building work, the length of time it may take to complete and the proximity to many of our homes to the site is a huge concern as to how residents are expected to continue to work from home and attend video meetings whilst this level of building work is being undertaken. There are also many young families with babies who will be unable to sleep during the day with the level of noise that will be created as well as nurses and other shift workers who will be unable to sleep and perform their duties due to the noise disruption. The potential noise disturbance from the residents of the flats is also a concern if the building is erected.

Privacy - The proximity of the site in relation to homes on Francis Road, Wilderswood Close and Cotton Lane is a huge concern in relation to privacy. The proposal that the build should be three storeys and therefore higher than all of the surrounding homes (except potentially one house on the corner of Cotton Lane) will not be aesthetically in keeping with the local area and will also not only block out light from some properties but also invade our privacy by allowing the residents of the flats to overlook our gardens and into our homes. For example, our back garden and potentially into the back of our house will be directly overlooked by the flats, completely invading our privacy. As a number of us are starting our families this is a huge concern as we want our gardens and homes to be private spaces to raise our children in.

Safety - The proximity of the building site is a concern for the safety of both ourselves and surrounding properties. The previous uses of the current building are also a concern regarding the chemicals/fumes that may be released from the building and the soil/ground on which the site stands. We would like confirmation and reassurance that the disruption of the existing building and ground is confirmed to be safe and does not pose a threat to residents living right next to the site as we will be living with our doors/windows open and sitting in our gardens whilst such work is undertaken if approval is granted.

Crime - We are concerned as to how introducing 24 flats intended for social housing will affect crime in the local area and how the housing trust plan to prevent and manage any crime possibly associated with residents of the building.

Overall we feel the proposed build is not in keeping with the local residential area. We understand that something will eventually be done with the empty building on Francis Road however feel this proposal has given no thought to the impact on local residents both during and after the build. If approval is going to be granted despite objections and the points listed above, we would request the plans are at least revised to reduce the build from three storeys to two, therefore reducing the number of flats and also ensuring there is a parking space for each flat to reduce the issues listed above.