

Comments for Planning Application 143452/FO/2025

Application Summary

Application Number: 143452/FO/2025

Address: Westwood Nursing Home 69 Crumpsall Lane Manchester M8 5SR

Proposal: Change of use from care home (Class C2) to primary school (Class F1), with minor external alterations, associated parking, access, and play space.

Case Officer: Steven McCoombe

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the planning application for the proposed relocation of belz school to 69 crumpsall lane . While I understand the intention to encourage walking, I don't think it's a practical plan for our area, especially considering the weather we experience in Manchester.

As most people around here know, it's often rainy, cold, and windy, making it unrealistic for families to walk to school, particularly if they live further away. Most parents will still need to drive, which will only increase traffic on our already narrow and overcrowded street. The school will likely create at least 9 trips up and down the street every day (for drop-offs, pick-ups, breakfast club, after-school club, and any weekend activities).

This constant flow of vehicles will make it even harder to find parking and will create additional congestion on an already overburdened street.

In addition, there are already 4 schools within a very small radius of our street, and traffic on the main road is already at its peak during drop off and pick up times. Adding another school to the area will only worsen the traffic situation the streets simply cannot handle any more cars.

On top of this, we have a hospital very close by, meaning emergency vehicles are frequently coming and going. The combination of school traffic, hospital traffic, and peak-hour congestion makes this area incredibly difficult to navigate, especially during certain times of the day. The dangerous junction at the bottom of our street is already a serious problem, and adding more cars from the school will only make it more hazardous.

It could also delay emergency vehicles from accessing the hospital if the roads become more clogged.

Furthermore, the visual impact of having a school in this location will be a significant change to the overall character of the street. Especially the 2.4 metre mesh fencing up one side of our street will feel very industrial.

The building and changes it will require to accommodate the school will likely be unsightly and out of place in an area that is primarily residential.

This will affect the aesthetic quality of our neighbourhood and could make the street feel more crowded and less residential.

Additionally, the proposal to run the school 7 days a week is simply unbearable for residents who rely on weekends to rest and enjoy peace and quiet.

The constant noise, traffic, and general activity from a school operating every single day will take away the much-needed break we currently get during weekends. The street will become a perpetual source of disruption, leaving residents with no opportunity for peace and quiet at all. This will seriously affect the quality of life for elderly residents like myself, who greatly value the opportunity to relax peacefully over the weekend.

Another concern is the impact of car exhaust fumes on such a small avenue. With the increased traffic and vehicles idling while waiting to drop off or pick up children, the air quality will suffer. Residents, particularly those who are elderly or have respiratory conditions, will be exposed to harmful fumes from exhausts every day. This could have a significant impact on the health and well-being of the community, especially for those who already have compromised health.

Additionally, Number 67, which is next door to the planned school and is owned by the same party, raises serious concerns about the layout and access of the street. The entrance to Number 67 is virtually next to the crossing on the bridge, creating a hazardous situation with the increased traffic and congestion. This will make it even more difficult for residents to safely enter and exit their homes, and the proximity of the entrance to a high-traffic area could result in dangerous bottlenecks and potentially block emergency access.

While I understand the school's goal of encouraging walking, the reality is that it's just not practical in an area already facing traffic, safety, and health issues. The repeated trips up and down our street every day will only increase congestion and traffic hazards, while the 7-day-a-week operation will make it impossible for residents to enjoy any peace on weekends. Additionally, the relocation will disrupt the visual appeal of the neighborhood and change the overall character of the area.

I strongly urge the council to take these concerns into account before making a decision. If the school needs to relocate, there are other locations that may be better suited to handle the traffic and safety challenges, without burdening our community further or disrupting the character of our street.

Thank you for considering my objection.