

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Parking & Traffic

Proposing 8 flats with no parking will add further burden to an already overcrowded street. No parking is possible on Wilbraham road so all parking will have to be redirected to neighbouring streets. Even in a relatively urban area it is unrealistic to think that tenants will not have their own cars, or multiple cars per dwelling, adding traffic to an already busy area. The developer has identified from census data that the owners of properties in this development will likely own a minimum of 6 cars. There is already very limited off-street parking in the vicinity, and this is already at capacity on both Egerton Road North and Silverdale road due to the number of flats in the first few properties on Egerton Road North and the adjacent flats above the Creameries etc. It is unrealistic to think that a resident at 404 Wilbraham Road will seek to park as far as 200m away. The corresponding development at 398 Wilbraham offered 6 spaces on the same plot, so why has this development not done so?

2. Over development

The development claims to meet the Government space guidelines for space provision, the apartments just meet the minimum area requirement, however many of the second bedrooms (and both bedrooms in the 2F plan) in the development do not meet these criteria. All are marked out as double bedrooms, but are less than 11.5m². This would indicate that there is overdevelopment of the available floor space.

In support: It is really positive to see that this development is of matching height and follows the line of the existing properties on Wilbraham and Egerton Road North. It is also pleasing that the developer has included amenities such as PV cells, bike storage and has considered landscaping. Overall, we would like to see this site developed but not to the detriment of surrounding homes.