

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:Subject: Formal Objection to Proposed Primary School Development - 69 Crumpsall Lane, Manchester M8 5SR

Dear Sir/Madam,

I am writing to formally object to the proposed development of a primary school leading into, the quiet, narrow cul-de-sac in Crumpsall, M8 5SU.

While I understand the importance of providing educational facilities within the community, I strongly believe that this particular location is unsuitable for such a development for the following reasons:

1. Highway Safety and Traffic Congestion

The cul-de-sac is narrow and was not designed to accommodate significant traffic volumes. A primary school operating Monday to Sunday (08:00-17:30 weekdays and 09:00-13:00 weekends) will inevitably generate substantial vehicle movements during peak drop-off and pick-up times. This will likely lead to congestion, unsafe parking, obstruction of driveways, and increased risk to pedestrians, particularly children and elderly residents. The three residents work full-time and we finish work between 3.00pm and 4.5.00pm which would

Emergency vehicle access may also be compromised due to limited turning space and road width.

2. Impact on Residential Amenity

This is a quiet residential area. The proposed operating hours, including weekend opening, would result in a significant increase in noise and disturbance from vehicle engines, car doors, playground activities, and general footfall. The extended hours, particularly weekend use, would remove residents' ability to enjoy peaceful use of their homes.

3. Parking and Overspill Issues

There is already very limited on-street parking within the cul-de-sac. The development is likely to result in overspill parking on surrounding streets, blocking pavements and creating hazards for pedestrians, wheelchair users, and parents with prams.

4. Character of the Area

The character of the cul-de-sac is residential and low-traffic in nature. A primary school represents an intensive, high-activity use that is not in keeping with the scale, layout, or design of this small residential street.

5. Seven-Day Operation

The inclusion of weekend hours (09:00-13:00) significantly increases the intensity of use. This is not typical of standard primary school operations and would further erode residents' quality of life.

In conclusion, I respectfully request that the Council carefully consider the substantial negative impact this proposal will have on highway safety, residential amenity, and the character of the area. I urge the Planning Committee to refuse permission for this development at this location.

We have lived here for 26 years, and it has always been a peaceful, desired location. I do not wish my property and all other properties, devalue, because of a noisy, traffic problem, school being built outside our houses, causing danger to our residents and children. Thank you for taking the time to consider my objection.

Yours faithfully,

Resident of Ansleigh Avenue, Crumpsall, Manchester M8 5SU