Outlook

OBJECTION 144086/FO/2025 1 City Road East Manchester M15 4PN

From [redacted]
Date Mon 17/11/2025 17:25
To Planning <Planning@manchester.gov.uk>
Cc [redacted]

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OBJECTION 144086/FO/2025 1 City Road East Manchester M15 4PN

I wish to strongly object to the application for a temporary car park on the site of 1 City Road East on the following grounds:

The site and its hoardings would be and are currently a visual disamenity. They have not been well maintained as the applicant has stated in their planning statement. You only have to view them to see that.
The hoardings and car park are visible from the Nile, City South and Medlock Place blocks and severely alter the appearance and feel of the area.

Graffiti has become a problem with large tags affecting the overall look and feel of the area with graffiti starting to spread to adjacent buildings and walls making it look rather run down. The graffiti has not been removed or the hoarding repainted since its erection.
There is also flyposting on some of the hoardings, which I would question if the applicant is receiving money for unauthorised display of advertising on the site. I don't believe the to be an application for advertising on the site.
The hoarding is too high. There was no fencing in the original planning application for the office bocks on the site, so the hoarding fence is totally unauthorised and Is not in keeping with the approved scheme.

The car park also has an impact on safety, with the hoarding affecting visibility for motorists coming from Shortcroft Street or coming out of the car park itself and the reduction in public realm along Medlock St.
I don't believe there are any safety precautions such as CCTV to protect the site against crime, meaning our area is a magnet for thieves and opportunist crime. There has also been an increase in vehicle damage, plus homeless and drug taking/dealing in the area, who welcome a high hoarding to hide their activities.

The impact of extra vehicular movements of a large car park on this site as compared to the smaller prior car park and the extant permission has increased vehicle movements on City Road East and surrounding streets despite a lack of controlled or zebra crossings for residents.
City Road East is also used as a rat run and there has been an increase in anti social driving in the road, as it doesn't have any traffic calming measures. The road is narrow and is normally single vehicle pass due to the council's on road parking bays. City Road East is therefor too narrow to cope with the extra traffic coming in and out of the car park. If this were to be allowed then the council needs to provide 2 clear lanes for vehicles to pass by removing on street parking.

The car park would affect residents health due to a decrease in the local air quality in this highly residential area. The car park is full every day and the extra vehicles will be having a negative impact of the air quality and is also creating extra noise. This coupled with an existing large open air car park opposite (Bridgewater hall) meaning the pollution and health risk are doubled.

This application also goes against the council's objectives in reducing the amount of cars coming into the city centre, by actively encouraging parking cheaper than the council is offering. Another large open air car park in addition to the existing one is neither needed or wanted by residents.

The car park has been implemented by the applicant without permission or regard to the rules or to the residents of the area. It has been badly executed with cost the top priority. Rubble and dust, is causing a nuisance as you can hear the car tyres going over the chips. This car park is usually full and has not got designated bays marked out, meaning there is a risk of overcrowding.

While we accept this is an upcoming area, we do not believe a car park for any duration, is in keeping with the vision for the area. This is residential. We suspect this will end up not being temporary, the same as Bridgewater Hall and will keep being extended due to lease of poverty by the land owners.

This car park will have a detrimental affect on property prices, due to the negative visual aspects, increase in crime, plus the extra traffic, noise and pollution.

The council have already removed our right to light for this development, we urge you to do the right thing by the residents of City Road East and disallow the application and demand the hoardings are immediately removed.

Kind Regards



Outlook

Objection to carpark in residential area.

From [redacted]
Date Mon 17/11/2025 20:14
To Planning <Planning@manchester.gov.uk> [redacted]
Cc [redacted]

Some people who received this message don't often get email from sunita_thomson@hotmail.com. Learn why this is important

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Re :Planning application

144086/FO/2025

Retention of car park for a temporary period of 12 months

1 City Road East Manchester M15 4PN

Dear Sirs,

[redacted] and we would like to object to the carpark at the above address for the following reasons:

1. The impact of increased traffic on air quality, contributing to increased pollution. This is a diverse residential area with elderly residents like ourselves and young children. An increase in traffic to and from a large carpark, would not only reduce the air quality, putting the elderly and young children [redacted] at risk of breathing difficulties.
2. Furthermore, the noise of increased traffic on City Road East would be a nuisance for residents.
3. The increase in the 'business' of City Road East would also be a safety concern for mostly the elderly and young children. The area would also become a target for criminal activities, like break-in and theft of vehicles, and drug dealing, which is an increasing concern in the Manchester Area.
4. There are ample car parking facilites in the area to service the residents.
5. It will also spoil the aesthetic look of the area.
6. The area is serviced by Oxford road and Deansgate train stations, and Castlefield tram stops. There are is also a free shuttle bus in the area. The erection of another car park in the area will encourage 'out of area' employees to park in the area and there is a possibility of increased anti-social behaviour by car drivers/parkers.
7. This is a residential area and by erecting an unsightly carpark is not only a health and safety concern, but the aesthetic appearance of the area, with more concrete and 'less green' would compromise residents physical and mental health.

8. In summary, the erection of a permanent carpark at the above address would be less 'Green', it would be a safety hazard with the increased traffic, noise pollution and criminal activities. As this is a residential area,

   We urge the authorities to consider the compromised quality of life for residents, increased road hazards and less eco-friendly.

With kind regards,

[redacted]

Outlook

Application is: 144086/FO/2025 - OBJECTION

From [redacted]
Date Wed 19/11/2025 15:00
To Planning <Planning@manchester.gov.uk>
Cc [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi
I am emailing to officially object **Application : 144086/FO/2025**
Objection reasoning:

* threat to the viability of long-term development on the site which has extant planning permission by raising the opportunity cost of starting development
* visual disamenity, meaning that the site in its current state is unsightly, including the long-term visual disamenity of the hoarding and the site itself when viewed from surrounding properties
* the impact of the hoarding on safety and perceptions of safety, especially on Shortcroft Street, and the reduction in public realm along Medlock St
* the impact of extra vehicular movements of a large car park on this site as compared to the smaller prior car park and the extant permission which would increase vehicle movements on City Road East and surrounding streets despite a lack of controlled or zebra crossings for residents
* the impact on local air quality in this highly residential area
* the impact on residential amenity that has resulted from the demolition of an office building into wasteland with dust, vehicle noise, fumes, hoarding, and extra traffic likely to impact residents' enjoyment of surrounding homes.

Thanks

[redacted]

[redacted]



Comments for Planning Application 144086/FO/2025

Application Summary

Application Number: 144086/FO/2025
Address: 1 City Road East Manchester M15 4PN
Proposal: Retention of car park for a temporary period of 12 months
Case Officer: Michael Pearson

Customer Details

[redacted]

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The cover letter misrepresents the situation. The developer has ALREADY turned the site into a car park, without planning permission, and is seeking to legitimize this arrangement after the fact so they can continue to profit.

The car park has lead to substantially more traffic in the area, including significantly more dangerous driving, and the current arrangement for entry and exit, which the application proposes to continue, is especially dangerous, as it features walls that block vision for cars entering and exiting the site, both of other cars on City Road East, as well as of pedestrians.

Combined with general ignorance of the Highway Code's requirement to yield to pedestrians when turning into the car park, this has lead to me personally almost being run over several times.

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Comment Reasons:
Comment:Good afternoon,
I would like you not to renew this big car parking for another 12 months.'
It's not contributing to the well-being of the families and people who have properties and live in several of the buildings on City Road East! The traffic congestion and fumes are detrimental to us, who deserve a peaceful and less polluted environment. Somehow, these builders managed to destroy the only trees that brought us some comfort, something that should not be allowed to happened in the first place.
The initial permission & plan to build a complex set of businesses were approved about 5 years ago. I'm not sure about the sudden decision to have a huge parking lot instead; that shouldn't be allowed. Sorry, this is not good news for us, who deserve a better environment for our families.
[redacted]
[redacted]

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Truly yours,
[redacted]

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