



Outlook

URGENT: late material representation Ref num 143452/FO/2025

From [REDACTED]

Date Wed 27/05/26 11:17 PM

To Steven Mccoombe [REDACTED]

Cc [REDACTED]
[REDACTED]

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Dear Steve Mccoombe,

RE: Late Material Representation – Application 143452/FO/2025 – 69 Crumpsall Lane

I am writing as an immediate resident of the neighboring cul-de-sac to submit critical supplementary evidence regarding the above application. Although the initial public consultation deadline has passed, I understand that as this application is currently "Under Consideration" for a Planning Committee decision, late material considerations must be brought to the attention of the committee prior to the vote.

Our immediate neighborhood is experiencing severe institutional over-saturation. Introducing a high-intensity educational facility onto this site will cause irreversible harm to highway safety and residential amenity under Core Strategy Policy DM1.

We request that the following six specific material points be explicitly detailed in the upcoming Officer's Report to the Planning Committee:

1. Cumulative Traffic Saturated by 6 Existing Local Schools

The applicant's transport assessment fails to evaluate the cumulative impact on local infrastructure. There are already six major schools operating within a tight radius of this site:

- Crumpsall Lane Primary School (situated on the exact same road)
- St Anne's RC Primary School
- Abraham Moss Community School
- Cravenwood Primary Academy
- The King David Schools
- Pike Fold Primary School

The overlapping drop-off and pick-up windows of these six existing schools already bring our local road network to a standstill during peak hours. Crumpsall Lane cannot absorb a seventh educational facility.

2. Direct Threat to Emergency Blue-Light Access (North Manchester General Hospital)

Crucially, 69 Crumpsall Lane sits in immediate proximity to North Manchester General Hospital (NMGH). Crumpsall Lane functions as a high-frequency route for ambulances, blue-light emergency vehicles, and critical medical staff. Squeezing a school onto our narrow, zero-parking cul-de-sac will cause inevitable vehicle overspill directly onto Crumpsall Lane. The resulting traffic friction poses a direct public safety hazard by risking delays to blue-light emergency vehicles attempting to access the hospital.

3. Inaccurate Sustainable Transport Assumptions due to Extended Catchment Area

The applicant's Travel Plan incorrectly assumes that a high proportion of students will walk to the site. As a specialized faith school drawing from a wider, borough-wide demographic rather than the immediate non-faith residential cul-de-sac community, the student catchment area will be exceptionally widespread. This geographic reality guarantees near-total dependency on private vehicles, minibuses, and coaches, creating a significantly higher volume of vehicular drop-offs than a standard localized neighborhood school.

4. Fundamental Unsuitability of a 7-Day Institutional Use (Use Class F1)

The site's planning history shows its long-term use as a quiet, low-impact residential care facility (Class C2). Shifting this to a 7-day institutional school (Class F1) represents a severe, inappropriate intensification of the site. A care home creates negligible weekend traffic or noise. A 7-day school introduces unceasing, permanent disruption, completely stripping immediate neighbors of their legal right to the "quiet enjoyment" of their properties on weekends.

5. Severe Access Constraints: Double Yellow Lines & Disrupted Refuse Services

Unlike purpose-built modern schools, this converted residential plot completely lacks an off-street drop-off loop. All drop-offs will depend on our narrow avenue. Crucially, the council's Highways Department has recently installed **double yellow lines at the bottom of our street** due to existing, severe parking and turning bottlenecks.

Furthermore, the road is already so constrained that **council refuse trucks regularly struggle to navigate the avenue, having missed collections on multiple recent occasions** due to parked vehicles. Introducing a school will result in absolute gridlock. If the council's own waste teams cannot access the street now, they will be completely blocked from collecting the school's large-scale commercial waste bins. Piles of uncollected school and residential waste waiting on a trapped cul-de-sac present a direct, severe environmental health hazard and an immediate risk of attracting **rats and vermin** to our properties.

6. Overbearing 8ft Boundary Fence & Safeguarding Conflict

The proposed 8-foot industrial mesh fence directly on our shared residential boundary is oppressive, prison-like, and entirely out of character with the residential street scene. Furthermore, placing active school play areas flush against our shared boundaries creates a direct privacy conflict between an institutional schoolyard and private residential gardens, failing to provide adequate acoustic or visual protection for residents.

I request confirmation that this late representation has been successfully logged against the case file and will be presented to the Planning Committee.

Yours sincerely,



[REDACTED]

[REDACTED]
