



Outlook

Fw: (Case Ref: MA23009) 143452/FO/2025 planning for 69 Crumpsall lane

From Julie Roscoe [REDACTED]

Date Wed 29/07/26 4:21 PM

To Des Jones [REDACTED] Steven Mccoombe [REDACTED]

And no 4

From: Gavin White [REDACTED]

Sent: Wednesday, July 29, 2026 3:34:42 pm

To: Julie Roscoe [REDACTED]

Subject: (Case Ref: MA23009) 143452/FO/2025 planning for 69 Crumpsall lane

Hi Julie

Cllr Bridges has forwarded a number of emails from residents concerning the above application.

Please can you arrange a response that Cllr White can send to the residents.

The initial email from [REDACTED] is at the bottom of the email trail.

Kind regards

[REDACTED]

Councillor Gavin White
Executive Member for Housing and Regeneration

and Labour Party Councillor for Old Moat Ward
Manchester City Council
M: [REDACTED]

Email: [REDACTED]

PA: [REDACTED]
Email: [REDACTED]

From: Garry Bridges [REDACTED]
Sent: 28 July 2026 2:22 PM
To: Nasrin Ali [REDACTED] Jawad Amin [REDACTED] Fiaz Riasat [REDACTED]
Cc: Gavin White [REDACTED] [REDACTED] [REDACTED]
Subject: Fw: 143452/FO/2025 planning for 69 Crumpsall lane

Hi Councillors

Please see email conversation below for action regarding the above planning application in your ward. The initial enquiry is at the bottom of the trail.

The resident and Executive Member for Planning, Cllr Gavin White are copied into this email.

Kind regards

[REDACTED]
on behalf of

Councillor Garry Bridges
Deputy Leader
Labour Councillor for Old Moat Ward
Executive Members Office
Manchester Town Hall
Manchester
M60 2LA

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Website: www.manchester.gov.uk

From: [REDACTED]
Sent: 28 July 2026 12:33
To: Garry Bridges [REDACTED]
Subject: Re: 143452/FO/2025 planning for 69 Crumpsall lane

Dear [REDACTED],

Thank you for your reply and for getting back to me.

Yes please, I would be very grateful if you could forward my email to both the Crumpsall ward councillors and the Executive Member with responsibility for planning.

If possible, would you also let me know who the Executive Member is, or copy me into the forwarded email? I would appreciate knowing that my concerns have reached the appropriate people before a final decision is made.

Thank you again for your help. It is very much appreciated, and I hope the concerns raised by local residents will be given careful consideration.

Kind regards,

[REDACTED]

On Tuesday, July 28, 2026, 12:25 pm, Garry Bridges [REDACTED] wrote:

Dear [REDACTED]

Thank you for your email.

Unfortunately, Cllr Garry Bridges isn't the ward councillor for Crumpsall and does not have responsibility for planning under his remit as Deputy Leader.

However, I'm happy to pass your email on to the Crumpsall ward councillors with your permission? Alternatively, I can pass your email on to the Executive Member with responsibility for planning.

Kind regards

[REDACTED]
on behalf of

Councillor Garry Bridges
Deputy Leader
Labour Councillor for Old Moat Ward
Executive Members Office
Manchester Town Hall
Manchester
M60 2LA

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 27 July 2026 13:13
To: Garry Bridges [REDACTED]
Subject: 143452/FO/2025 planning for 69 Crumpsall lane

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Councillor Garry Bridges,

I hope you are well.

I am writing as a local resident regarding the planning application for the proposed change of use of 69 Crumpsall Lane from a former care home to a private primary school.

Firstly, I would like to thank the Planning Committee for agreeing to undertake a site visit before making a final decision. I believe this is an important step because there are aspects of the site that cannot be fully appreciated from the plans and photographs alone.

I am writing on behalf of my family and more than 70 local residents who remain deeply concerned about the impact this proposal could have on our community.

Our greatest concern is highway safety.

Crumpsall Lane is already one of the busiest roads in North Manchester. It serves North Manchester General Hospital, Crumpsall Metrolink, existing schools, local businesses and a large residential community. Congestion is already a daily occurrence, particularly during the morning and afternoon peak periods.

What makes this location particularly sensitive is that Crumpsall Lane is a key blue-light emergency route serving North Manchester General Hospital. Ambulances, police and fire vehicles regularly use this road

throughout the day. Any increase in congestion during school drop-off and pick-up periods has the potential to delay emergency vehicles and place additional pressure on an already heavily congested highway.

Although the applicant's Transport Statement concludes that the impact would be minimal, I respectfully question whether its conclusions are based on evidence that is sufficiently specific to this proposal.

The Transport Statement relies heavily on national travel statistics and general assumptions about walking rather than evidence showing how pupils attending this particular school are likely to travel after it relocates.

The existing school is relocating from 157 Bevendon Square in Higher Broughton. While the report refers to the distance as approximately 1.8 kilometres, the practical journey that families would actually make is closer to two miles by road. I have seen no evidence demonstrating that existing families will significantly change their travel habits and choose to walk that distance every day simply because the school is relocating.

If those assumptions are incorrect, then the predicted traffic generation, parking demand and highway impacts may also have been underestimated.

The report also concludes that the proposal would generate only one additional vehicle every one to two minutes. However, school traffic does not arrive evenly throughout an hour. It arrives in concentrated periods immediately before and after the school day, when Crumpsall Lane is already at its busiest.

I also noted that, during the Planning Committee meeting, the applicant's representative explained that many of the pupils have special educational needs.

Children with additional needs may understandably require more time, support and supervision when arriving at or leaving school. This makes it even more important that the drop-off arrangements are exceptionally safe and suitable for the location. Given the existing congestion, the importance of Crumpsall Lane as an emergency route and the constraints of the surrounding roads, I remain concerned that the proposed arrangements may not provide the level of safety these children deserve.

Residents are also concerned about the impact on residential amenity.

This proposal represents a significant intensification of activity compared with the previous care home use. Increased traffic, noise and activity throughout the week, together with proposed Sunday operation, would

fundamentally change the character of what has long been a quiet residential area and reduce residents' ability to enjoy their homes and gardens.

The physical characteristics of the site also deserve careful consideration. The site sits on the brow of a hill, something that is difficult to appreciate from the submitted photographs. The relationship between the proposed access arrangements, surrounding roads and neighbouring homes is far better understood by visiting the site in person, which is why I welcomed the Committee's decision to undertake a site visit.

I also remain concerned that only five of the eleven households on Ansleigh Avenue received notification of this application, despite our street being one of those most directly affected by the proposed access and parking arrangements. This has left many residents feeling that they were not given a fair opportunity to participate in the planning process.

I appreciate that the site visit is taking place during the school summer holidays, when traffic levels will naturally be lower than during term time. I hope Members will nevertheless assess the site with the normal conditions experienced for most of the year in mind and carefully consider whether the applicant has demonstrated, with robust and site-specific evidence, that this proposal can operate safely without causing unacceptable impacts.

I respectfully ask that, following the site visit, you carefully consider whether the applicant has demonstrated that the proposal would not have an unacceptable impact on highway safety, emergency access, parking pressures and the amenity of neighbouring residents. In my view, these concerns remain unresolved and deserve very careful consideration before any final decision is made.

Thank you for taking the time to read my email and for considering the concerns of local residents. I appreciate your time and your commitment to ensuring that any decision is made in the best interests of both the local community and future pupils.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

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