



Outlook

Fw: Chestnut House, Crumpsall Planning Urgent

From Planning [REDACTED]

Date Tue 14/07/26 3:18 PM

To Steven Mccoombe [REDACTED]

FYI objection to 143452/FO/2025

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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From: [REDACTED]

Sent: 02 July 2026 13:58

To: Planning [REDACTED]

Subject: Chestnut House, Crumpsall Planning Urgent

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Hi,

I am writing regarding the property-

Chestnut House
69 Crumpsall Lane
Manchester
M8 5SR

I understand this is going through planning currently, I am writing to formally object to the above planning application, as a resident of the local area and someone directly affected by the proposed development. My objections are based on the following grounds:

1. Inadequate Parking Provision

The application proposes only 5 parking spaces for a school. This is wholly insufficient for staff, visitors, deliveries, and any occasional parent drop-off/pick-up. The lack of proper parking will inevitably lead to:

- Vehicles parking on nearby residential streets, causing obstructions, narrowing roads, and blocking driveways.
- Increased risk of accidents for pedestrians and cyclists.
- Reduced safety and accessibility for emergency services. The building is located on the corner of Ansleigh Avenue which is a cul de sac and Crumpsall Lane.

In the local vicinity there is already too much traffic and vehicles parked due to the other school right opposite (Crumpsall Lane Primary School) and also the metro link stop for which many users park all along Crumpsall Lane, Hermitage Road, Stations Road and also, Ainsleigh Ave.

2. Location Adjacent to a Busy Road

The site is situated immediately next to a busy main road. Adding a school here will significantly increase traffic movements at peak times (start and end of the school day). This will:

- Cause severe congestion and tailbacks on the main road and surrounding side streets.
- Increase the risk of road collisions, particularly involving children and young people.
- Lead to higher levels of air pollution and noise from idling and moving vehicles, which harms public health and local air quality.

3. No Need for Additional School Places in the Vicinity

There is already sufficient school capacity within the local catchment area. Existing schools in the neighbourhood are not operating at full capacity, and there is no proven or demonstrated need for further provision. Approving this development would lead to:

- Unnecessary duplication of educational facilities.
- Under-utilisation of the proposed school in the longer term.

- Disproportionate impact on the local community without clear public benefit.

4. Risk of Nuisance and Disruption

A school of this size will generate significant additional activity throughout the day and term time, including:

- Increased noise from large numbers of children, playground activities, and school events.
- Greater footfall and associated activity, which may disturb the quiet enjoyment of nearby residential properties.
- Increased litter and waste, requiring proper management which is not adequately addressed in the application.
- Extended hours of activity if the school uses facilities for clubs or community events, adding further disruption.

5. Impact on Residential Amenity

The proposed development is out of character with the surrounding residential area and will alter the nature of the neighbourhood. The scale and intensity of use will negatively affect the living conditions and quality of life for existing residents, contrary to local planning policies regarding amenity and appropriate development.

I do understand that having a parking attendant regular check can be implemented but all it takes is 5/10 mins parked to cause a major inconvenience for us residents.

For all these reasons, I request that this application be refused.

As a local resident and owner of businesses opposite, I believe this application should not be approved, also due to the influx of vehicles passing by with the installation of traffic lights just over a few years ago a few hundred yards away from this building.

Thanks,

Sent from my iPhone

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