
Application number: 141622/FO/2024

From [REDACTED]

Date Tue 18.3.25 11:46 AM

To Sue Wills [REDACTED]

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Dear Sue

During our telephone conversation on Monday 17th March 2025 you advised me to send you my objection via email as well as the planning portal.

Please find attached my objection to the planning permission.

Unfortunately the portal seems to have changed my formatting from what I intended but hopefully the objection is still legible.

I would like to thank you for your help and time with this matter.

Regards

[REDACTED]

[Winners Chapel Planning Permission Refusal Appeal.pdf](#)

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Application number: 141622/FO/2024
Location: 114 Chain Road, Manchester, M9 6GN

Dear Sir/Madam,

I wish to oppose the granting of planning permission for the above application.

I am opposed to this development for the following reasons.

1 - Human Remains

I wish to oppose the granting of planning permission to the former convent site as it will disturb graves of babies buried on the site. These graves need to be left in situ and the site should not be disturbed.

Background

During the 1900's the proposed development site was used by The Convent Of The Good Shepherd which included a Magdalene Laundry/Asylum. The Magdalene Laundry/Asylum was also known as The Magdalene Home For Fallen Women and was known locally as the Magdalene Home For Naughty Girls.

During this time Catholic women and girls who had fallen pregnant outside of wedlock and catholic girls who had fallen pregnant whilst underage were sent to the Magdalene Home as their pregnancies were seen as shameful by their families. These Catholic women and girls (usually from Ireland) were usually sent off to give birth to their babies, which would usually be adopted, before being able to return to their family homes. To earn their keep they would work at the Home doing laundry for local businesses and performing daily chores at the home.

If a woman or girl gave birth to a premature baby that didn't survive, a still born baby or a baby that died soon after birth it was common practice to bury the babies in unmarked graves within the Home's grounds. These unrecorded burials were carried out so that there were no records to shame the families back home.

Grounds to oppose planning permission

I have lived in Higher Blackley all my life and moved to the Chain Road part of Higher Blackley in 1991. When I moved to the Chain Road area the Convent Of The Good Shepherd was still active and it was commonplace to see nuns walking around the local area. They were usually friendly and would chat to you freely. I became friendly with a nun called Sister Teresa who lived at The Convent Of The Good Shepherd. My wife and children being Catholic she would occasionally call to our house to talk with

us. During a conversation with this Sister I enquired about the Magdalene Laundry/Asylum at the Good Shepherd Convent. She said that their convent had taken in “naughty girls and “fallen women” up until the late 1970's. When I asked about the unrecorded burials of babies at the site she confirmed that it was a common practice at all the Magdalene Laundry/Asylum establishments and the Magdalene Laundry at her convent (Chain Road) was no different. She told me there were lots of babies buried around the site but did not know a precise numbers or locations.

It is my opinion that to defile these graves would be a heinous crime.

2 - Air Pollution

Traffic Pollution

I oppose the proposed development due to the increase in traffic that would need to pass down Chain Road and Cooper Lane. This large amount of traffic entering and leaving the site would greatly increase congestion and queuing to the local domestic streets. The large amount of vehicles entering, exiting and queueing will greatly increase the amount of Co2 and other pollutants to the air around this residential area and will be harmful to human health. Access to the proposed site is only possible through a residential area that is not suited to the large amount of vehicles expected to visit the site.

The proposed developers methodology of comparing pollution levels obtained from a busy road A576 and M60 motorway give a misleading high figure of pollution levels around the development site. These figures are not fit for purpose when being used as a benchmark against those of residential streets.

The main access to and from the proposed site would be along Chain Road and Cooper Lane.

Chain Road would see a substantial increase in cars and coaches as they enter and leave the proposed site.

I refer to the land owners/developers application (Traffic Management Assessment: Mosodi: Section 2 Operational Characteristics: Subsection 2.3.1)

Subsection 2.3.1 states that “It is expected that up to 5 events per year will take place which will attract a total capacity of up to 1,500 attendees”

This will mean that a large amount of cars, coaches and minibuses will be travelling to and from the proposed site at one time.

This will cause traffic congestion and queueing traffic around the local residential streets and a large increase of pollutants to the air.

This will be harmful to human health and goes against Manchester City Councils drive to reduce Co2 levels across Greater Manchester.

I respectfully refer the planning committee to the following Greater Manchester Council Policies

Greater Manchester Joint Development Plan

PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN 2022 to 2039 ADOPTED 21 MARCH 2024

Policy JP-S5

Clean Air

5.40 Air pollution has a significant effect on public health, and poor air quality is the largest environment risk to human health in the UK. Epidemiological studies have shown that long-term exposure to air pollution (over years or lifetimes) reduces life expectancy, mainly due to cardiovascular and respiratory diseases and lung cancer. Short-term exposure (over hours or days) to elevated levels of air pollution can also cause a range of health impacts, including effects on lung function, exacerbation of asthma, increases in respiratory and cardiovascular hospital admissions and mortality.⁴¹ The youngest, older people and those with existing health conditions are most likely to be affected by exposure to air pollution. The 41 Public Health England (2018). Health Matters: Air Pollution. Available: Health matters: air pollution Places for Everyone Joint Development Plan 2022 to 2039 Version presented to Council meetings for Adoption with effect from 21 March 2024 99 exacerbation of respiratory conditions is particularly relevant in consideration of the COVID-19 pandemic

3 - Traffic Management

I oppose the granting of planning permission because of traffic management issues.

I refer to the developers application document: (Traffic Management, Section 2.2: Subsection 2.1)

“A worst case 1,500 visitors expected every Sunday which will be split over 3 services (each service will last approximately 1 hour 40 minutes) leaving 30 minutes between each service”

Thirty minutes would not be enough time to completely empty and refill the car parks at the proposed site and would cause excessive traffic congestion to Chain Road, Cooper Lane and the surrounding area.

Such a large amount of traffic attempting to leave and gain access in such a short space of time will cause queueing traffic around the local residential streets and would hinder access for local residents.

Any vehicles turning up early or late for a service would not be able to access the already full car park and would have to queue along Chain Road causing congestion and hindering access to local residents or would abandon their vehicle by parking on the nearby streets which would cause annoyance and

hindrance to local residents

The noise and pollution from this queuing traffic would have a detrimental affect upon human health and would lead to possibly fatal accidents (especially with children at play).

Any increase in Co2 levels and airborne pollutants that are harmful to human health would go against Manchester City Councils drive to reduce Co2 levels across Greater Manchester (see above: Policy JP-S5: Clean Air)

This excessive traffic would cause a risk to life as many children live and play along these residential streets (especially on the grassed areas).

Cooper Lane is already congested and suffers from bad traffic flow due to a large amount of on street parking.

Any increase of traffic along Cooper lane would greatly increase the risk of a fatality to local residents trying to cross the road (especially children).

The increased amount of daytime vehicles used by chapel employees, visitors, deliveries and service vehicles would increase the risk of injury or death to pedestrians as they would have to pass the gates of Our Ladies School and Meade Hill School.

I refer to the land owners/developers application document:(Traffic Management Assessment: Mosodi: Section 2 Operational Characteristics: Subsection 2.3.1)

“5 events per year will take place which will attract total capacity of up to 1,500 attendees”

The proposed site does not have parking capacity to hold the amount of cars, coaches and mini buses needed to convey this amount of attendees at one time.

In subsection 2.2.1 of the same application document the land owner/developer indicates that the 1,500 attendees for their Sunday service will be split into three different time slots.

As this is mentioned in the Traffic Management application document it is therefore deduced that they have identified that the car parking at the proposed site would not be able to accommodate all 1,500 attendees at any one time.

Once the vehicle parking on the proposed site is full Chain Road, Northridge Road and other surrounding streets will then be used to park any vehicles that cannot access the site.

This on street parking will cause disruption and annoyance to the local community.

The large amount of vehicles entering and leaving this site at the same time will cause traffic congestion to the local road network and hinder access for local residents, cause excessive wear to the road surface along Chain Road and Cooper Lane and dramatically increase air pollution.

4 - Flooding

I oppose the proposed development due to the risk of damage to properties by increased surface and run off water from the proposed car parks.

In the proposed plans the field to the east of the site (that borders the houses on Northridge Road) is to be turned into a hard standing car park.

This field acts as a natural soakaway for the surrounding area.

The land owners/developers have already removed a vast amount of trees, shrubbery and brambles from this site and during the subsequent winter months this has caused surface water to pool towards the boundary of the dwellings on Northridge Road.

The large amount of water draining from the field to the north of the site, the convent site and nursing home predominantly drains towards the field to the east. This water was usually absorbed by the removed trees and vegetation and by infiltration into the soil.

The pooling on the field following the land owners/developers removal of vast amounts of vegetation and trees now subsides slowly due to infiltration alone.

I have lived on Northridge Road for over 25 years and have never seen any pooling before the vegetation was removed.

I feel that the land owners/developers report on water management woefully underestimates the impact such a large hard standing car park will have on surface water and run off water.

Due to the configuration of this site, the run off water is likely to be directed towards the rear of the properties on Northridge Road and the properties on Chain Road.

The water being directed towards the nearby houses by the proposed car park could cause considerable damage to the nearby houses, soil erosion and possible subsidence.

The road up to the existing convent, care home and the car park for Meade Hill School already causes a large amount of run off that overwhelms the drainage around the gates to Our Ladies School and the street drains on Chain Road.

The problem with surface water run off from the convent road towards Chain Road is shown in a diagram submitted by the land owners/developer during the planning application: (Flood Risk Assessment and Drainage Strategy: Appendix III: EA Flood Report and Fluvial and Pluvial Flood Maps: Surface Water)

This water run off problem is also highlighted in another of the land owners/developers reports for the planning application **“Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both on**

site and elsewhere within the catchment”: (Preliminary Geoenvironmental Appraisal: 4 Environmental Settings: 4.1 General: Flood Risk, Landmark Report)

5 - Ecology

I oppose the granting of planning permission because I believe that the local bat roosts within the convent site could not be safely removed to another location and any attempt to do so would totally eradicate the bats in this area. I also believe that the land owners/developers have already shown a blatant disregard for planning rules and would do continue to breach any rules should any planning permission be granted

The owners of the site have already ignored planning rules by erecting a boundary fence that exceeds the permitted height without planning permission.

I believe by doing this they have already shown their disregard for planning rules and regulations. I believe should they be given permission for the development of this site they will again disregard any rules or regulations attached to the approval.

The land owners/developers have also removed vast amounts of vegetation and trees from the site that act as a carbon sink for local air pollution.

The field to the east of the site was once covered in trees, brambles and other vegetation. This site produced large amounts of insects that used to be the main feeding ground for a thriving community of bats and other wildlife.

The removal of trees and vegetation has had a detrimental effect on the local ecology of the area including on the bat, swift, house martin, swallows, owls, birds of prey and deer.

The removal of the trees and vegetation greatly reduced the amount of insects in the area which were the main source of food for the local bird and bat population. This has had a disastrous effect upon the bat population which has struggled to recover.

The clearance of the field to the east of the site was done well in advance of the land owners/developers preparing a report of the bat population for their planning application.

I believe that the removal of trees and vegetation from the field was a deliberate move by the land owners/developers to reduce the bat population ahead of any reports and therefore manipulate the number and diversity of the bats at the proposed development site.

I believe that this attempt to manipulate the bat population was because the land owners/developers recognised that in the UK all bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. These regulations would hinder or stop their proposed development of the site.

I have lived in this area for over 25 years and have noticed the drastic reduction in bat numbers since the site was cleared of vegetation (especially the trees and brambles)

Before the vegetation and trees were removed it was common to see several pipistrelle and brown long-eared bats in the nighttime sky

6 - Car Parking (on site)

A large proportion of the proposed main car park to the east of the site is up against the boundary line with the properties on Northridge Road.

The vehicles are placed in such a close proximity to the boundary that the vehicular noise and pollution would be a health hazard and disturbance to the residents who border the site.

The air pollution will be especially bad as cars queue to exit the car park and will have a detrimental effect on health.

The proposed car park boundary is the other side of Northridge Road dwellings back garden fences and therefore the noise and pollution from the car park would greatly diminish the enjoyment of peoples use of their gardens and affect their health (especially children playing in their gardens).

The proposed car park would be a prime site for the travelling community to occupy.

The travelling community have occupied lots of car parks and green spaces around the local area and there has been an increase in anti social behaviour, thefts and littering wherever they have stayed.

Barriers designed to stop the travellers from gaining access to private land have been broken to allow them to gain access.

I believe this Car park would be especially attractive to the travelling community because of it's more remote location.

The proposed car park lighting and noise would cause a disturbance to all of the Northridge Road dwellings that border it as all of them would have bedrooms that would overlook the car park.

Any lighting from the proposed car park would infiltrate into the bedrooms no matter how high any boundary fencing would be.

The proposed car park (especially if light at night) would attract children playing ball games and engaging in anti social behaviour.

Because of the close vicinity of the proposed car park to the properties on Northridge Road any balls or anti social behaviour could cause damage or disturbance to properties and residents.

7 - Other Air Pollution

I oppose the granting of planning permission because of possible air pollution

During the construction of the St Euphrasia's Care Home adjacent to the proposed development site the developers had several fires (despite it being stipulated in the planning agreement that there were to be no fires on the site) and the wind blew the smoke towards the houses on Northridge Road.

This caused severe distress to several elderly residents with breathing disabilities and general annoyance to the local community as it was summer and they could not open their windows or dry any laundry.

Any fires on this site during the development and construction stages or after the proposed church is completed would be a nuisance to the local residents and could cause damage to residents health.

Smoke from this site could also drift across to the M60 motorway and cause collisions.

Any increase in airborne particulates during any proposed land development, building demolition, construction or through general fires after completion would also be in contradiction to Greater Manchester Joint Development Plan: JP-S5: Clean Air (as mentioned above)

For the health of local residents and to deter air pollution I urge the planning committee to ban any fires on this site during the development of the land, construction of the proposed building and after the buildings completion should planning permission be granted. I also urge Environmental Services at Manchester City Council to monitor the site for any breach of a ban.

8 - Noise

I oppose the granting of planning permission because of noise pollution.

Winners Chapel has already held two community events (one at the proposed site and one in Plant Hill Park)

On both occasions the use of excessively loud public address systems were used to make announcements and play music.

On both occasions the volume level was unacceptably high and caused upset and distress to local residents. The volume levels at one event lead to complaints to a local councillor.

I have a daughter who suffers with mental health disabilities and autism and during the on site event the excessive volume from the site's public address system caused her considerable distress and anxiety. This distress and anxiety a a detrimental effect upon her mental stability.

In their planning application Winners Chapel state that they intend to hold "5 events per year will take place which will attract total capacity of up to 1,500 attendees"

I fear that these events will be held outdoors and again will involve excessively loud public address

systems for music and announcements.

I believe the excessive noise from outdoor gatherings would be an annoyance to local residents especially (like my daughter) people with mental health disabilities.

I urge the planning committee to impose a ban on any public address systems or loud music being played outdoors at this site should planning permission be granted.

In conclusion

- **I oppose the granting of planning permission (Application Number: 141622/FO/2024).**
- **I wish to oppose the granting of planning permission to the former convent site as it will disturb graves of babies buried on the site. These graves need to be left in situ and the site should not be disturbed.**
- **The proposed development site does not have suitable access to the site for the amount of vehicles that would be attending and exiting.**
- **The limited access to the site is via small residential streets that could not handle the expected amount of traffic accessing and leaving the site.**
- **The large amount of expected vehicles expected to enter and leave the site would greatly increase the airborne pollution around the local area and have a detrimental affect upon local residents health.**
- **The increase in Co2 and airborne particulates along residential streets is in contradiction to the Greater Manchester Authorities drive to reduce Co2 levels and airborne particulates around Greater Manchester (as indicated above).**
- **The large amount of vehicles expected to gain access and leave the proposed site would drastically increase the risk of injury or fatality to local residents (especially children) due to car on person collisions.**
- **The proposed site does not have enough car parking for the large amount of vehicles expected to attend.**
- **This will be especially troublesome during their predicted 5 community events per year where it is anticipated that up to 1,500 people will attend. The large amount of vehicles that will not be able to access the proposed car parking will be abandoned around the local roads which will lead to frustration and annoyance to local residents.**
- **The large amount of vehicles and service vehicles expected to enter and leave the proposed site would have a detrimental affect upon the local road surfaces. Chain Road and Cooper**

Lane road surfaces already shows signs of degradation. Chain Road has a history of subsidence due to damage to the main sewer pipe that runs underneath it.

- I oppose the granting of planning permission because the owners of the site have already ignored planning rules and regulations by erecting a boundary fence that exceeds the permitted height (2 meters) without planning permission. I believe the land owners/developers would not adhere to any future planning rules and regulations should the planning application be granted.
- I oppose the proposed development due to the risk of damage to properties by increased surface and run off water from the proposed car parks.
- I oppose the granting of planning permission because of noise pollution. The Winners Chapel has held two community events. Both times they have used excessively loud public address systems to make announcements and play music. This excessively loud public address system caused upset and distress to the local community and on one occasion complaints were made to a local councillor. Should the proposed planning permission be granted it is feared that the chapel will once again produce excessive noise levels with its public address system and cause upset and distress to neighbouring properties.
- This proposed development is is not suited to a residential area due to the large amount of vehicles that need to attend. This proposed development would be more suited to different site with a greater road access and increased car parking facilities (I.e. a disused shopping centre). The residential streets needed to access the proposed site are not adequate to handle the traffic volume of vehicles that would be using the proposed site.

Yours sincerely

