
planning application 143666/FO/2025, Carfax Court M14 5RQ

From [REDACTED]
Date Fri 12/09/2025 13:08
To David Lawless [REDACTED]

Dear David

Hope you are keeping in good health and spirit.

There seem to be a number of issues that are not adequately addressed in this application in its current form. The application retains the existing building footprint and is designed to make more efficient use of the property by developing the roof space. However, residents living nearby have contacted me with the following main concerns:

- lack of bat survey: the Victoria Park area is home to large numbers of bats, which make use of roof spaces and this scheme will convert an extensive roof space. Should there not be a survey to ensure an appropriate plan if needed?
- there are no sectional drawings showing room heights/ dimensions, just floor space plans. As all the units will fit under the (rebuilt) sloping rooves (there doesn't seem to be any outside perimeter wall built up), do individual rooms conform to space standards and to requirement for a window affording an outside view? It is not clear how high up the roof lights will be located. These rooms might feel very confining.
- is open bike storage sufficient or will this attract opportunist thieving?

As Ward Cllrs we are keen to sustain good quality accommodation for students in this area. Would appreciate your feedback and suggestions on this.

[REDACTED]
On behalf of Cllr Akbar

Councillor Ahmed Ali
Deputy Executive for Vibrant Neighbourhoods
Labour Member for Rusholme

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