
Fwd: Objection

From [REDACTED]
Date Wed 02/09/2026 13:35
To David Lawless [REDACTED]

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Begin forwarded message:

From: [REDACTED]
Date: 1 September 2026 at 12:36:28 BST
To: [REDACTED]
Cc: [REDACTED]
Subject: Objection

FORMAL OBJECTION – PROPOSED CONSTRUCTION OF FIVE ADDITIONAL STUDIO FLATS

Application Number: 143666/FO/2025

Dear Sir/Madam,

I am writing to formally object to the proposal to construct a further five studio flats on top of the existing flats adjacent to my property.

I have serious concerns regarding the impact this proposed development would have on the surrounding residential properties and the wider area. I would ask that these concerns are fully investigated and properly considered before any permission is granted or works are allowed to proceed.

1. Loss of daylight and increased overshadowing

The proposed additional structure will increase the height and mass of the existing building and will inevitably reduce the amount of natural daylight reaching neighbouring properties, including my home.

The impact on daylight, sunlight and overshadowing is a recognised planning consideration. I therefore request that a proper daylight and sunlight assessment is provided to demonstrate that neighbouring properties will not suffer an unacceptable reduction in natural light. (Manchester City Council)

2. Increased noise and disturbance

The addition of five further residential units will inevitably increase the number of occupants using the building and surrounding communal areas.

There are already concerns regarding noise, disturbance, people congregating around the entrance and the general impact of the existing flats on neighbouring residents. Adding five further units is likely to exacerbate these issues.

The entrance to the existing flats is immediately adjacent to my property. This already results in people gathering in the vicinity of my home, with associated noise, disturbance and obstruction. Increasing the number of residents without adequate consideration of these existing problems is a significant concern.

3. Parking, traffic and access

There is already pressure on parking in the immediate area, and spaces are sometimes occupied by residents and visitors to the flats.

Five additional units will inevitably increase demand for parking and vehicle movements. I therefore request that the Council requires a proper assessment of:

- * Existing parking capacity;
- * Additional parking demand created by five new units;
- * Visitor parking;
- * Traffic generation;
- * Access and highway safety; and
- * The potential for further obstruction and congestion.

These are recognised matters for consideration when determining planning applications. (Manchester City Council)

4. Existing litter and management concerns

There are already ongoing problems with litter associated with the flats and concerns regarding the management of the property.

The entrance to the flats is directly beside my property, meaning that any increase in residents, visitors and activity will have a direct impact on us.

There are also currently no CCTV cameras installed, despite previous concerns being raised. Furthermore, attempts to raise issues with the landlord have not resulted in an adequate or consistent response.

I therefore question whether sufficient consideration has been given to the management and security of the additional accommodation and the effect this may

have on neighbouring residents.

5. Suitability and design of the proposed accommodation

I understand that the proposed additional units are intended to be studio accommodation and that they will have limited conventional windows, relying substantially on rooflights/skylights.

I ask the Council to carefully consider whether the proposed accommodation provides an appropriate standard of residential amenity and whether the design provides adequate natural light, ventilation, outlook and living conditions.

I also ask that the Council considers whether the cumulative increase in residential density is appropriate for this location.

6. Conservation area

I understand that this area is within a Conservation Area.

If that is correct, I ask that the Council gives particularly careful consideration to the effect of this additional storey/roof structure on the character and appearance of the Conservation Area.

Please provide confirmation of the relevant Conservation Area designation and explain how the proposed development has been assessed against the applicable conservation policies.

7. Protected bats and ecological impact

I am particularly concerned about the potential impact on bats, as bats are known to inhabit roof spaces and the proposed works will directly affect the existing roof structure.

Natural England guidance confirms that bats and their roosts are legally protected and that development involving buildings and roof spaces may require appropriate ecological assessment where bats could be affected. (GOV.UK)

I therefore request confirmation that a suitably qualified and appropriately licensed ecologist has undertaken the necessary assessment and that the Council has considered the possibility of bat roosts before determining the proposal.

Please provide:

- * The full ecological/bat survey;
- * The date on which the survey was undertaken;
- * The qualifications/licensing of the person who undertook it;
- * Details of any evidence of bats or potential roosting areas identified;
- * Any proposed mitigation measures; and
- * Confirmation that the survey is sufficiently current and appropriate for the proposed works.

The absence of an existing record does not necessarily establish that bats are absent,

and Natural England specifically advises that surveys may be required where buildings could provide roosting opportunities. (GOV.UK)

8. Confirmation of planning permission

Most importantly, please confirm whether planning permission has actually been granted for the construction of these five additional studio flats.

If permission has already been granted, I request that you provide:

1. The planning application reference number;
2. The date of the application;
3. The approved plans and drawings;
4. The planning officer's report;
5. The formal decision notice;
6. Any conditions attached to the permission;
7. Any ecological or bat survey submitted;
8. Any daylight/sunlight assessment;
9. Any highways/parking assessment; and
10. Any documents relating to the Conservation Area assessment.

Manchester City Council's planning register allows residents to search applications by address or postcode and provides access to application documents and decision notices. (Manchester City Council)

Formal objection

For the reasons outlined above, I formally object to this proposed development.

I am particularly concerned about the cumulative impact of the additional five units on daylight, noise, disturbance, parking, traffic, residential amenity, community safety, the character of the Conservation Area and potentially protected bat habitats.

I ask that no works commence unless and until it has been clearly established that all necessary planning permissions, ecological assessments, building regulations approvals and other statutory requirements have been properly obtained and satisfied.

Please provide written confirmation of the current planning status and copies of the relevant documentation and assessments.

I would also ask that this objection is formally recorded against any relevant planning application and considered by the planning officer before any decision is made.

I look forward to receiving a full response.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

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