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**Application 143666/FO/2025**

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From [REDACTED]  
Date Thu 11/09/2025 10:20  
To David Lawless [REDACTED]

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To:  
Planning Department  
Manchester City Council

Re: Planning Application Number: 143666/FO/2025  
Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ

Date: 11th September 2025

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Dear Sir/Madam,

I am writing to formally object to the above planning application concerning Carfax Court, 7 Lower Park Road, Manchester.

Having lived directly adjacent to this property for a number of years, I have first-hand experience of the ongoing problems associated with its management and the negative impact it already has on neighbouring residents. The proposed development will, in my view, exacerbate these issues and will not provide any benefit to the local community.

My objections are based on the following material planning considerations:

1. Overdevelopment and Loss of Residential Amenity

The proposed extension, providing five additional bedrooms and communal areas, represents an over-intensification of use in a location that is already problematic. The scale of the development will lead to increased occupancy, noise, and disturbance for existing neighbours. The bulk and massing will also further overshadow my property, significantly reducing natural light and causing a severe loss of amenity in my garden, which already suffers from overshadowing.

2. Noise and Disturbance

Even during current works, there has been continuous disturbance from loud construction noise, breaking glass, and inappropriate language from workers. This demonstrates a lack of consideration for neighbouring residents. Increasing the number of occupants will inevitably increase late-night noise, gatherings, and anti-social behaviour, which are already issues in this location.

### 3. Anti-Social Behaviour and Security Risks

The alleyway connected to the site has for years been a hotspot for drug dealing, break-ins, and fights. This has created an unsafe environment for nearby households. Increasing the number of residents without addressing these longstanding issues will worsen the situation, directly undermining the safety and security of the neighbourhood.

### 4. Management Failures and Neglect

The current management of the site has consistently failed to take responsibility for maintenance or neighbourly impact:

- Trees have previously fallen onto my driveway, causing damage that has never been cleared or rectified.
- Garden fences have been broken, people regularly climb over into my garden, and litter is repeatedly left behind.
- No effective effort has been made to maintain the site in a safe, clean, or respectful manner.
- Leaving the large bin on the pavement on a regular bases obstructing pedestrians and students.

Given this track record, it is highly unlikely that further development will be managed responsibly.

### 5. Detrimental Impact on the Character of the Area

Rather than enhancing the neighbourhood, the proposed scheme risks further degradation of the area by intensifying a poorly managed site. The development will not contribute positively to the local environment or community and is contrary to the principles of sustainable development set out in local planning policy.

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### Conclusion

For the reasons set out above — including overdevelopment, loss of amenity, increased noise and disturbance, security concerns, and poor management — I strongly urge the Council to refuse this application. The proposal does not address existing problems and will instead compound them, to the serious detriment of neighbouring residents and the character of the area.

Yours faithfully,

A black rectangular redaction box covering the signature of the author.