
Re: Re: Re: Re: 143666/FO/2025

From [REDACTED]

Date Tue 16/09/2025 10:57

To David Lawless [REDACTED]

Cc [REDACTED]

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Good morning David

i would like to file an objection on behalf of Rusholme & Fallowfield Civic Society, based on the inferior quality of the proposed accommodation.

Using rooflights as the only source of daylight and ventilation is acceptable in the situations where the loft conversion provides secondary accommodation within a wider household: e.g. a study, a small bedroom, a guest bedroom etc, which are supported by other habitable rooms with proper outlook. The current proposal provides the entire studio and supporting social spaces with only rooflights which is not acceptable from wellbeing point of view and no doubt will affect ventilation and thermal control as well as create light pollution on the key bat routes. MCC which champion quality and high design standards should not be supporting primary private accommodation of inferior quality. Whilst student may only stay there for 40+ weeks a year (which is still unacceptable), we believe there are a number of young professional and nurses who use Carfax for longer stays making this type of provision even more problematic.

The plans of the proposal indicate spacious rooms however most of the floorspace will be affected by the slope of the roof. The plan should be accompanied by properly dimensioned sections (not included in the submission). Elevation drawings also fail to provide dimensional info. 3D street views should be provided to ensure the external appearance is not overpowered by the new roof extension (we fear it will).

The bat survey is missing from the submission and we have serious concerns over the safety/longevity of the established mature trees. St Gabriel's Halls renovation resulted in a loss of many more trees than originally submitted, we therefore require more detailed information of the construction plan including pollarding, deliveries, construction movement and scaffolding location.

We trust our comments will taken onto consideration.

[REDACTED]

On behalf of Rusholme & Fallowfield Civic Society

----- Original Message -----

From: [REDACTED]

To: [REDACTED]

Sent: Thursday, September 11th 2025, 12:15

Subject: Re: Re: Re: 143666/FO/2025

yes after the 11th is fine

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate

Manchester City Council,

[REDACTED]

Manchester City Council

Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]

Sent: 11 September 2025 12:12

To: David Lawless [REDACTED]

Subject: Re: Re: Re: 143666/FO/2025

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Thank you David,

Will retype my comments and reissue, i didn't save it unfortunately. please log in my objection for now.

Can we still comment beyond the 11th?

Best regards

[REDACTED]

----- Original Message -----

From: [REDACTED]

To: [REDACTED]

Sent: Thursday, September 11th 2025, 11:36

Subject: Re: Re: 143666/FO/2025

yes I've received his

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate

Manchester City Council,

[REDACTED]

Manchester City Council

Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 11 September 2025 11:34
To: David Lawless [REDACTED]
Subject: Re: Re: 143666/FO/2025

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Thank you David,

[REDACTED] had a similar issue - no confirmation of his comments. could you please check if you received anything from Graham Corless?

Best regards

[REDACTED]

----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Thursday, September 11th 2025, 11:06
Subject: Re: 143666/FO/2025

Good morning,

I can't see your comments on our system, you'd best try again or email them directly to me if easier and I'll update our system accordingly.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate

Manchester City Council,

[REDACTED]

Manchester City Council

Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]

Sent: 10 September 2025 22:27

To: David Lawless [REDACTED]

Subject: 143666/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear David,

Hope you are well!

I am writing to object to the proposed roof extension of the Carfax Court, Lower Park Road.

I have submitted the comments using council's website but i haven't received any notifications of it being accepted hence direct emailing.

Could you please confirm if my original set of comments has been received?

Best regards



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