From:

Sent: 23 September 2024 11:00

To: Planning

Subject: Planning Application 3/2024/0552

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External Email

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Dear Ben Taylor,

Re: Futher concerns re: Planning Application 3/2024/0552 - Property on Bawdlands

I am writing to express my concerns regarding the ongoing situation with the property on Bawdlands in relation to the planning application referenced above.

Firstly, I am puzzled as to how significant works have been carried out on the building when planning permission has yet to be approved. The scale and nature of the work being undertaken suggest that the owners are confident the planning will be passed, which raises serious concerns about the integrity of the planning process. It feels as though the outcome has been predetermined, which undermines public trust in the system.

Additionally, I would like to address the letter submitted by the owner, particularly the claim that parking issues will be alleviated by the availability of paid parking on Mitchell Street and Whalley Road. The suggestion that most residents will not own cars seems speculative at best. Has there been any formal agreement or understanding with potential tenants to guarantee that they will refrain from owning or needing cars? It seems highly unlikely that tenants will willingly pay for parking elsewhere, and I foresee significant pressure on local parking facilities.

Moreover, the proposed bicycle parking area at the rear of the property does not appear to be large enough to accommodate the eight bicycles as suggested. This raises further doubts about the feasibility of the proposed parking solutions.

I also take issue with the owner's letter dated 2nd September, where it was stated that a trailer would be used instead of a skip and removed each evening to avoid disruption. In reality, the trailer was left parked on double yellow lines for weeks, in clear violation of parking regulations. Furthermore, since work began on the premises, the parking and traffic situation around Bawdlands and Corporation Street has been nothing short of chaotic. Builders have been consistently parking on double yellow lines, making it extremely difficult and dangerous to exit the junction. This poses a serious safety risk to residents and road users alike.

Given the widespread parking and traffic issues, along with the lack of a realistic plan to address these concerns, I cannot see how this planning application can be approved in its current form. It seems as though the concerns of residents are being overlooked, and no meaningful solutions have been proposed to mitigate the disruption caused by this development.

Finally, I would like to know how the owners are being allowed to proceed with so much work on the property without the appropriate planning permission. Their disregard for parking regulations and the

impact on the surrounding area suggests a lack of accountability. Where are the traffic wardens that our council taxes pay for? It feels as though, if this planning application is approved, it will only reinforce the perception that there is an inappropriate level of leniency being extended to the owners.

I urge the council to take these concerns seriously and to ensure that proper scrutiny is applied to this application. The current situation is unsustainable for local residents, and it is imperative that fair and transparent processes are followed.

Thank you for your time and consideration.

Yours faithfully,