

Prestwich Village Neighbourhood Forum

Although the site is just outside the PVN Area boundary, its proximity to the boundary is so close that we are offering our comments.

PVNF Board has several concerns about the scheme as it stands, and we will therefore be **objecting** to this application.

The reasons for our objection are set out below:-

1. The site in question forms part of the larger unmade car park next to the Best One Store. This store was developed relatively recently (on the site of the old 'Staff of Life' pub) and is a very poor quality development. The building itself is unattractive, with no redeeming design features. It adjoins an unsurfaced area used for car parking and surrounded by scrub vegetation. The area is a haven for litter. Any development on this site should therefore incorporate some improvement of the existing car park and the incorporation of some good-quality landscaping
2. The proposed flat/apartment has a terrace but no outdoor amenity space, and it is not clear whether it will have its own designated car parking space. The plans also generally lack detail, regarding materials to be used, soft and hard landscaping proposed, and elevational treatment
3. PVNF could not locate a copy of the actual planning application online, so we can't check exactly what the applicant is proposing and whether they own/control any adjoining land. It's impossible from what we have viewed to also work out who will own, manage, and control the car park area and the waste disposal area within the car park
4. PVNF Board has also viewed the planning history, and this application appears to be yet another attempt to obtain permission for something on this site with little thought to the quality of what is submitted and how the site/buildings will be managed and controlled once developed.

The results of the past building developed on this site are not of good quality, and we cannot understand how previous plans managed to receive approval. PVNF Board believes that more dialogue is necessary with the applicant if poor quality development on this site is entrenched and continues to lack any real site stewardship.