



Re: Burnage Cricket Club - 142311/FO/2025

From [REDACTED]
Date Thu 01/05/25 1:21 PM
To Steven Mccoombe [REDACTED]

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Hi

I have finished my objections to the above planning application. I have re-submitted them via the website with a complete document which would make easier reading as there are amendments from the original submission. Furthermore in the introduction I failed to amend the contents statement. It states that the objections are in two parts. The objections, however, go beyond this now. I thought it worthwhile to advise you of this.

I have received a copy of my submission from the Council today. If there is any confusion between/about the two submissions do not hesitate to contact me.

Thanks

[REDACTED]

On Monday, 28 April 2025 at 11:40:44 BST, Steven Mccoombe [REDACTED] wrote:

Dear [REDACTED]

Further to my previous e-mail, please see site plan showing the measurements for the proposed garden lengths.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 25 April 2025 9:50 PM
To: Steven Mccoombe [REDACTED]
Subject: Re: Burnage Cricket Club - 142311/FO/2025

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Hi

Thanks for your help so far. I have posted the majority of my objections via the Planning Portal. I wanted to get something to you as I was unsure when the comment ability was still available on the planning portal. I did attempt to register but as I have registered before I maybe should have logged in. I assume I need to do that so I can be registered and follow the application.

Due to circumstances, I have been unable to cover everything. I still have some comments to make re gardens and the internal access of the development and the genral parking situation and road management in the area. I may have marked this as an extra six maybe on the the comments I've sent you. OOPs.

I have suggested a date by which I'll send the final comments in at the latest. I hope this is OK.

Thanks again

On Thursday, 24 April 2025 at 13:57:04 BST, Steven Mccoombe [REDACTED] wrote:

Dear [REDACTED]

In response to your e-mail below, I reply further in bold below.

1/ As there is so much detail, I cannot find measurements/details of the width of the scheme's internal roads, for example if there is sufficient room for two vehicles to pass each other in line with standard width road measurements. Also I would the size of the gardens in the development for each of the houses which also does not appear in the information provided. **Measurements can be taken from the scaled drawings submitted, but I will aim to provide you with the measurements by next week.**

2/ I cannot find comparison rates for the new development and the house surrounding the site. I'd be pleased if you would advise me of the location. **There are no comparison rates, nor is there any requirement for such. There are no size standards for amenity spaces enshrined within either national legislation or local planning policy. Each site is assessed on its individual merits.**

3/ I note this statement which I think is in the Supporting Planning Statement:

"Local Services • The local planning authority considers the capacity of local services as part of the planning process. Where necessary, contributions will be provided to infrastructure improvements through planning obligations P13"

Does this means an shortfalls in public services as a result of the schene will be the responsibilty of the local authority to finance?

There are strict criteria for seeking contributions for infrastructure improvements and must be to mitigate the impacts of new development and are specifically linked to the development they are intended to mitigate. For instance, it would be reasonable in this case to seek mitigation for the loss of the cricket facility.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 21 April 2025 9:09 PM
To: Steven Mccoombe [REDACTED]
Subject: Re: Burnage Cricket Club - 142311/FO/2025

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Thanks for your reply it was useful. I have some further questions which I would welcome answers to.

1/ As there is so much detail, I cannot find measurements/details of the width of the scheme's internal roads, for example if there is sufficient room for two vehicles to pass each other in line with standard width road measurements. Also I would like the size of the gardens in the development for each of the houses which also does not appear in the information provided..

2/ I cannot find comparison rates for the new development and the house surrounding the site. I'd be pleased if you would advise me of the location.

3/ I note this statement which I think is in the Supporting Planning Statement:

"Local Services • The local planning authority considers the capacity of local services as part of the planning process. Where necessary, contributions will be provided to infrastructure improvements through planning obligations P13"

Does this mean any shortfalls in public services as a result of the scheme will be the responsibility of the local authority to finance?

Thanks

[REDACTED]

On Thursday, 17 April 2025 at 14:18:17 BST, Steven Mccoombe [REDACTED] wrote:

Dear [REDACTED]

I refer to your recent e-mail and correspondence with Burnage Councillors regarding the above planning application.

In response to the questions you raise, I respond in bold below.

I have been very disappointed about the failure to inform me of the application until just before the closing date for comment. This has been extended but I also have been less than happy at the means to advise those who received a late notification as myself. I also have an initial number of questions concerning the application as follows.

This point has been previously addressed by an e-mail to yourself from my colleague Jennifer Connor on 4 April 2025. A site notice was posted at the site on 14 April 2025, which allows for a further 21 days for representations to be made.

1/ There is reference in the documents that there is no other development in the area that will influence the Burnage Cricket Club application. This is untrue as there has been approval for the building of 115 dwellings on the site of the current B& M store. This will comprise of 115 dwellings which will effect a range of issues, for example traffic, pollution caused by two building programmes in the same area, school and health facilities, construction traffic.. Should this being part of the assessments included in the Burnage Cricket Club application?

Regardless of this reference, the proposal will be assessed on its merits with input from relevant statutory consultees, including highway engineers. Should any further information be necessary, this will be requested.

2/ The application states that there will be 7 No 3 bed Houses and 46 No. 4 bed Houses. This number of four bedroom houses on such a small site is very unusual. It could accommodate 138 children if you take one child per bedroom. If you add in the 3 and 4 bed houses on the same basis that means a further 52 children totalling 190. This will have a major effect on demand for school places, traffic, local health services etc Can this influx be coped with?. The location is unsuitable for this number of children. There are no nearby play areas for children unless, for example, they cross Kingsway, a major 2 lane road, to gain access to Ladybarn Park. This is not reference to this in the planning application. There will be additional children from the B&M store. Furthermore the B&M store development also has 41 No 2 bed apartments, 8 No 3 bed houses and 12 4 bedroom houses adding a further number of children entering the immediate area. Is this not relevant to the Planning application? Is it acceptable to have such a number of 4 bedroom houses on such a small site? The planning system cannot control the age profile of prospective residents, so this is not a matter that can be considered. **The effects on infrastructure and school places etc. would be a matter for the Council as a whole, rather than issues that can be considered by the planning system. In terms of play areas, each of the family houses is provided with outdoor garden space which would be sufficient in terms of amenity space.**

3/ I do not understand the traffic assessment. This seems to concentrate on the traffic turning into Avonlea Drive but not traffic up and down Mauldeth Rd. Is that correct?

The traffic assessment focuses on trip generation, safety and access arrangements. Again, if any further information is required by highway engineers, this will be requested.

4/ There appears to be no plan showing elevations where the development overlooks existing housing? Should this not be available?

All elevations have submitted and are available to view via the Council's website.

5/ There is no financial assessment of the proposed development?

It is not clear what is meant by this. There is no requirement for a financial assessment, unless a viability assessment is necessary to assess whether the development can provide any affordable units. In this case, the applicant proposes that 20% of the units be affordable and is therefore policy compliant. On this basis, there is no need for an assessment.

6/ There is reference that the houses etc will be on the "open market"? What does this mean as no mention is made of buy to rent etc?

It is currently proposed that there would be 13no. affordable housing units, equivalent to 20% provision. The extent/tenure of the affordable provision is still subject to discussions. The

remaining units would be for the open market i.e for general sale to the public.

7/ There is reference to "curtilage parking" does this mean the occupiers will pay for their parking space?

Each property is afforded a dedicated parking space. This does not mean prospective occupiers would pay for their spaces, just that each property would be provided with a space.

8/ I would welcome clarification of the number of houses that will have access to their parking spaces from Mauldeth Road?

Since the entire development would be accessed vehicularly by a proposed access road off Mauldeth Road, all properties would have access to their space via Mauldeth Road.

I trust the above addresses your queries. If you have any further concerns, please let me know in writing and these can be considered as part of the assessment of the application. In the meantime, you may also call me to discuss the issues raised and ask any further questions.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

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Objection to Planning Application 142311/FO/2025

From [REDACTED]
Date Mon 17/03/25 7:01 PM
To Steven Mccoombe [REDACTED]

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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 Steven,

I am writing to formally object to the proposed planning application (142311/FO/2025) for the erection of 66 dwellings on the site of the former Burnage Cricket Ground, Mauldeth Road, Manchester.

The area is already heavily congested, particularly during peak hours, with significant traffic issues causing delays for residents. The addition of further residential units will only worsen these problems, putting additional strain on local infrastructure. The junction with Kingsway is already a major bottleneck, and the increased traffic from this development will make the situation even more unmanageable.

Parking is another major concern. Residents already struggle with a lack of available parking, and this issue has been raised repeatedly by the community. Adding more homes and apartments to the area will only make the problem worse, leading to further frustration and inconvenience for those who live here.

Furthermore, it is deeply concerning that this development appears to threaten an existing place of worship, which serves as an important community hub. Losing this facility to make way for housing is unacceptable and would have a negative impact on local residents.

Overall, this is simply not a suitable location for such a development. The area does not have the capacity to support it, and the existing issues with traffic, parking, and infrastructure will only be made worse. We, as local residents, strongly oppose this application and urge the council to reject it.

Thank you for your time and consideration.

Yours sincerely,

[REDACTED]

[REDACTED]



Fw: Subject: Objection to Planning Application 142311/FO/2025

From Planning [REDACTED]

Date Tue 18/03/25 8:56 AM

To Steven Mccoombe [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 17 March 2025 18:56

To: Planning [REDACTED]

Subject: Subject: Objection to Planning Application 142311/FO/2025

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Dear Sir/Madam,

I am writing to formally object to the proposed planning application (142311/FO/2025) for the erection of 66 dwellings on the site of the former Burnage Cricket Ground, Mauldeth Road, Manchester.

The area is already heavily congested, particularly during peak hours, with significant traffic issues causing delays for residents. The addition of further residential units will only worsen these problems, putting additional strain on local infrastructure. The junction with Kingsway is already a major bottleneck, and the increased traffic from this development will make the situation even more unmanageable.

Parking is another major concern. Residents already struggle with a lack of available parking, and this issue has been raised repeatedly by the community. Adding more homes and apartments to the area will only make the problem worse, leading to further frustration and inconvenience for those who live here.

Additionally, the area is home to Cheat Daze, a well-known and busy dessert bar that already attracts high footfall and vehicle traffic. The existing congestion around this establishment has never been properly addressed, and yet the council is considering adding more residential properties without first tackling the ongoing issues that residents face daily.

Furthermore, it is deeply concerning that this development appears to threaten an existing place of worship, which serves as an important community hub. Losing this facility to make way for housing

is unacceptable and would have a negative impact on local residents.

Overall, this is simply not a suitable location for such a development. The area does not have the capacity to support it, and the existing issues with traffic, parking, and infrastructure will only be made worse. We, as local residents, strongly oppose this application and urge the council to reject it.

Thank you for your time and consideration.

Yours sincerely,

[REDACTED]

[REDACTED]

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FAO Steven McCoombe

Email : [REDACTED]

Planning

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road Manchester

I am writing to formally object to the planning application referenced above, which proposes the development of 66 new dwellings. As a resident of Burnage, I have significant concerns regarding the impact this development will have on our community, particularly in relation to parking, Noise overdevelopment, and traffic congestion near an already busy junction.

Parking Issues

The proposed development does not appear to provide adequate parking facilities for the number of dwellings planned. This will likely exacerbate existing parking problems in the area, leading to increased congestion and potential safety hazards for both residents and visitors. The lack of sufficient parking spaces will force residents and their visitors to park on already crowded streets, further straining the limited parking resources available.

Overdevelopment

The scale of the proposed development is not in keeping with the character of the surrounding area. The introduction of 66 new dwellings represents a significant increase in density that is disproportionate to the existing infrastructure and services. This overdevelopment could lead to a decline in the quality of life for current residents due to increased noise, reduced privacy, and strain on local amenities.

Proximity to Busy Junction

The proposed site is located near a busy junction at a34 Kingsway and Mauldeth Road ,which already experiences high levels of traffic congestion, particularly during peak hours and on the School run of Mauldeth Primary School in the morning. The addition of 66 new dwellings will inevitably increase traffic flow, exacerbating congestion and potentially increasing the risk of accidents. This is a significant concern for the safety of both drivers and pedestrians in the area.

In light of these concerns, I urge the council to reconsider the approval of this planning application. I believe that a more suitable development plan should be considered, one that takes into account the existing character of the neighbourhood, provides adequate parking, and does not contribute to further traffic congestion.

Thank you for considering my objections. I look forward to your response.

Yours faithfully,

[REDACTED]

[REDACTED]

FAO: Steven McCoombe

Email: [REDACTED]

Planning Department

Date: 23 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

Dear Mr McCoombe,

I am writing to formally object to the above planning application for the erection of 66 dwellings (53 houses and 13 apartments) on the site of the former Burnage Cricket ground.

1. Loss of Green Space and Community Amenity

The proposed development would result in the permanent loss of a valuable green space that has historically served as a recreational and community asset. In a densely populated area like Burnage, such open spaces are crucial for mental and physical well-being. Once developed, this land cannot be reclaimed for public use. The development would therefore reduce the quality of life for local residents.

2. Increased Traffic and Road Safety Concerns

Mauldeth Road and the surrounding streets already experience heavy traffic, particularly during peak hours. The introduction of 66 new dwellings-with associated vehicles-will significantly increase congestion. This presents a danger to pedestrians, cyclists, and schoolchildren who regularly use this route. The application does not provide adequate proposals to mitigate this traffic impact.

3. Inadequate Infrastructure and Local Services

Local infrastructure, including GP surgeries, schools, and public transport, is already under pressure. Adding dozens of new households will place further strain on these services, leading to reduced access and quality of provision for existing residents. There is no evidence in the proposal of how this demand will be supported.

4. Overdevelopment and Character of the Area

The scale and density of the proposed development is not in keeping with the surrounding residential character of Burnage. The construction of apartment blocks in particular would be out of context in an area dominated by two-storey family homes, leading to visual harm and potential overshadowing of existing properties.

5. Environmental Impact and Biodiversity Loss

The former cricket ground has, over time, become a haven for local wildlife, including birds, insects, and small mammals. Its development would lead to significant habitat loss and biodiversity decline. There are no clear plans for environmental compensation or enhancement.

6. Construction Disruption

The construction process for a development of this scale would bring significant disruption to the area, including noise, dust, and construction traffic. Residents are likely to face reduced quality of life over a prolonged period with limited benefit to the local community.

In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Yours faithfully,

[REDACTED]



Application number 142311/FO/2025

From [REDACTED]
Date Sun 23/03/25 6:42 PM
To Steven Mccoombe [REDACTED]

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Planning Department

Date: 23 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

Dear Mr McCoombe,

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In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Best wishes,



Sent from [Outlook for iOS](#)



Application 142311/FO/2025

From [REDACTED]
Date Sun 23/03/25 7:22 PM
To Steven Mccoombe [REDACTED]

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Planning Department

Date: 23 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

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Best wishes,





Objection to Application number: 142311/FO/2025

From [REDACTED]
Date Sun 23/03/25 7:35 PM
To Steven Mccoombe [REDACTED]

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Planning Department

Date: 23 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

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In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Best wishes,





Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road Manchester

From [REDACTED]
Date Sun 23/03/25 8:35 PM
To Steven Mccoombe [REDACTED]

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I am writing to formally object to the planning application referenced above, which proposes the development of 66 new dwellings. As a resident of Burnage, I have significant concerns regarding the impact this development will have on our community, particularly in relation to parking, Noise overdevelopment, and traffic congestion near an already busy junction.

Parking Issues

The proposed development does not appear to provide adequate parking facilities for the number of dwellings planned. This will likely exacerbate existing parking problems in the area, leading to increased congestion and potential safety hazards for both residents and visitors. The lack of sufficient parking spaces will force residents and their visitors to park on already crowded streets, further straining the limited parking resources available.

Overdevelopment

The scale of the proposed development is not in keeping with the character of the surrounding area. The introduction of 66 new dwellings represents a significant increase in density that is disproportionate to the existing infrastructure and services. This overdevelopment could lead to a decline in the quality of life for current residents due to increased noise, reduced privacy, and strain on local amenities.

Proximity to Busy Junction

The proposed site is located near a busy junction at a34 Kingsway and Mauldeth Road ,which already experiences high levels of traffic congestion, particularly during peak hours and on the School run of Mauldeth Primary School in the morning. The addition of 66 new dwellings will inevitably increase traffic flow, exacerbating congestion and potentially increasing the risk of accidents. This is a significant concern for the safety of both drivers and pedestrians in the area.

In light of these concerns, I urge the council to reconsider the approval of this planning application. I believe that a more suitable development plan should be considered, one that takes into account the existing character of the neighbourhood, provides adequate parking, and does not contribute to further traffic congestion.

Thank you for considering my objections.

I look forward to your response.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.



Objection to Planning Application

From [REDACTED]

Date Sun 23/03/25 8:59 PM

To Steven Mccoombe [REDACTED]

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Re: 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road Manchester

I am writing to formally object to the planning application referenced above, which proposes the construction of 66 new dwellings in Burnage. As a local resident, I have several concerns regarding the potential impact of this development on our community, particularly with respect to parking, noise, overdevelopment, and traffic congestion, especially near the already busy junction of A34 Kingsway and Mauldeth Road.

Parking Concerns

The proposed development does not appear to provide sufficient parking spaces for the number of dwellings planned. This will likely worsen the current parking problems in the area, resulting in increased congestion and possible safety hazards for both residents and visitors. Without enough dedicated parking, residents and their guests will be forced to park on already crowded streets, putting additional strain on the limited parking resources available.

Overdevelopment

The scale of the proposed development is out of proportion to the surrounding area's character. Introducing 66 new dwellings would significantly increase the population density, which is disproportionate to the existing infrastructure and services. Such overdevelopment could negatively impact the quality of life for current residents, leading to increased noise, reduced privacy, and pressure on local amenities.

Proximity to a Busy Junction

The site in question is located near the busy junction of A34 Kingsway and Mauldeth Road, which already experiences heavy traffic, particularly during peak hours and in the mornings during the school run for Mauldeth Primary School. The addition of 66 new dwellings is certain to increase traffic volume, exacerbating congestion and heightening the risk of accidents. This presents a serious concern for the safety of both drivers and pedestrians in the area.

I respectfully urge the council to reconsider the approval of this planning application. A more appropriate development plan should be explored, ensuring adequate parking, and no contributions to further traffic congestion.

Thank you for taking the time to consider my concerns. I look forward to hearing from you.

Kind Regards, 
Sent from my iPhone



Objection to Planning Application 142311/FO/2025 – 66 Dwellings at Former Burnage Cricket Ground

From [REDACTED]
Date Sun 23/03/25 10:28 PM
To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mr. McCoombe,

I am writing to formally object to planning application 142311/FO/2025, which proposes the construction of 66 new dwellings on the site of the former Burnage Cricket Ground on Mauldeth Road. As a resident of Burnage, I am deeply concerned about the negative impact this development will have on our community, particularly regarding the loss of a valued sports facility, parking issues, overdevelopment, increased traffic congestion, and overall strain on local infrastructure.

Loss of a Vital Sports and Community Facility

This land was originally designated for sports and recreational activities, specifically for the benefit of local youth. It has long served as an important space for sports and community engagement, providing young people with a safe and accessible environment for physical activity. The removal of this local sports field for housing not only disregards its intended purpose but also deprives our community of a vital green space that contributes to health, well-being, and social cohesion.

With an increasing emphasis on the importance of exercise and youth engagement, it is unacceptable to lose yet another sports facility to development. What alternative provisions are being made for sports and recreation in the area? Have other, more suitable locations been explored for this housing project?

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The proposed development does not appear to provide adequate parking for the number of dwellings planned. Given the existing parking pressures in the area, this will inevitably worsen congestion and create safety risks for both residents and visitors. If insufficient parking is provided, new residents and their guests will be forced to park on already crowded streets, further straining local infrastructure.

Overdevelopment & Impact on Local Character

The scale and density of the proposed development are out of proportion with the character of the surrounding area. The introduction of 66 new dwellings represents a significant increase in housing density, putting additional strain on local services, amenities, and infrastructure. Moreover, the increased noise levels and reduced privacy will negatively impact the quality of life for existing residents.

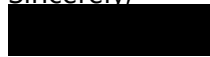
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I appreciate your time and consideration and look forward to your response.

Sincerely,



Sent from my iPhone



Objection to Planning Application 142311/FO/2025 – 66 Dwellings at Former Burnage Cricket Ground

From [REDACTED]

Date Sun 23/03/25 10:36 PM

To Steven Mccoombe [REDACTED]

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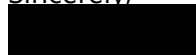
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I appreciate your time and consideration and look forward to your response.

Sincerely,

A black rectangular box redacting the signature of the sender.



Objection To Planning

From [REDACTED]

Date Sun 23/03/25 10:39 PM

To Steven Mccoombe [REDACTED]

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I appreciate your time and consideration and look forward to your response.

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A black rectangular box redacting the signature of the sender.



Objection to Planning Application 142311/FO/2025 - 66 Dwellings at Former Burnage Cricket Ground

From [REDACTED]
Date Sun 23/03/25 11:26 PM
To Steven Mccoombe [REDACTED]

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FAO: Steven McCoombe
Planning Department
Manchester City Council
Email: [REDACTED]

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A black rectangular box redacting the signature of the sender.



Regarding burnage cricket club for housing development

From [REDACTED]

Date Sun 23/03/25 11:59 PM

To Steven Mccoombe [REDACTED]

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Sent from my Galaxy



Mosque

From [REDACTED]
Date Mon 24/03/25 4:11 AM
To Steven Mccoombe [REDACTED]

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Subject: Objection to Planning Application 142311/FO/2025 – 66 Dwellings at Former Burnage Cricket Ground

FAO: Steven McCoombe
Planning Department
Manchester City Council
Email: [REDACTED]

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I appreciate your time and consideration and look forward to your response.

Sincerely,
[Your Name]



Objection to Planning Application 142311/FO/2025 – 66 Dwellings at Former Burnage Cricket Ground

From [REDACTED]
Date Mon 24/03/25 12:50 PM
To Steven Mccoombe [REDACTED]

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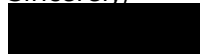
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A black rectangular box redacting the signature of the sender.



Objection to Planning Application 142311/FO/2025 – 66 Dwellings at Former Burnage Cricket Ground

From [REDACTED]
Date Tue 25/03/25 11:33 PM
To Steven Mccoombe [REDACTED]

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From [REDACTED]
Date Tue 25/03/25 11:34 PM
To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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I appreciate your time and consideration and look forward to your response.

Sincerely,



(1)

Application No

142311/FO/2025.

VEINS(HOLDING) LTD

PLANNING AND
BUILDING CONT

26 MAR 2025

Dear Sir/Madam,

My neighbours and i are against the erection of these buildings. We care for our environment. Remember there is no going back.

The cricket land was left to the Burnage people, when was this changed we had no notice?

Doctors, Dentist, schools, what about them, try getting an appointment or placing your children in schools.

The cricket club itself has been turned into a mosque, who gave permission? On Friday 14th March, traffic from Burnage lane down Mauldeth Road was so bad the police were brought in to sort out the problem. People were parking on double yellow lines. There are shops opposite the ~~cricket~~ grounds. When the traffic meets Kingsway lights, it crosses onto the continuation of Mauldeth Road, there meets another Mosque, Nursery, Shops, station, school, park. Accidents waiting to happen.

Traffic is horrendous.

②

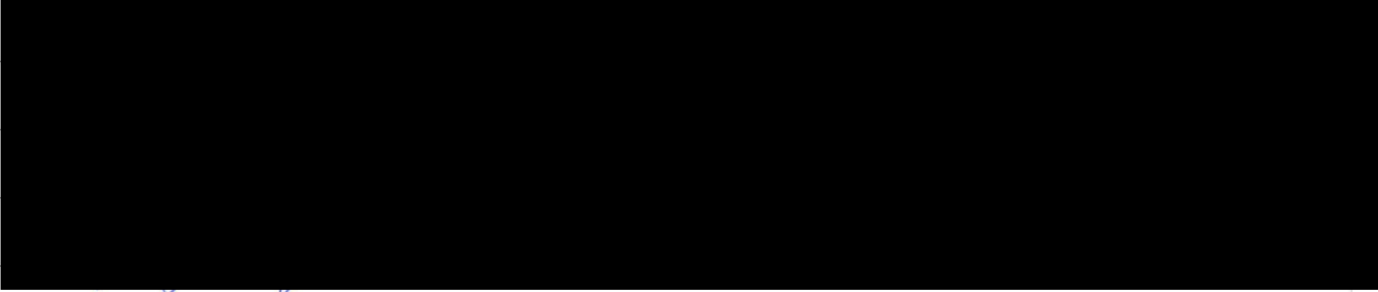
Opposite the other side of Kingsway, where some of the proposed houses will come, at the moment is (B.M Store), which has been passed, to knock it down, to build 116 Houses and 4 storey appartments.

It was turned down previously because of the traffic. At the side of this, Bussiness Buildings, have been granted permission to change to 28 appartments, now one of the shops next to the mosque & stations want to extend at the back to make 2-2 bedroom flats plus living accommodation for the shops below. Where will it end.

Parents with prams & trolleys, wheel chairs have to walk on the road to pass cars all parked on the pavements. Try crossing, you cannot see behind the cars.

Remember also, most houses have more than one car, some 3 to 5.

Traffic, Noise, Pollution, Mental Health
Yours sincerely





Appeal against below planning

From [REDACTED]
Date Sat 29/03/25 2:58 PM
To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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Soha Ilyas

FAO: Steven McCoombe

Email: [REDACTED]

Planning Department

Date: 29 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

Dear Mr McCoombe,

I am writing to formally object to the above planning application for the erection of 66 dwellings (53 houses and 13 apartments) on the site of the former Burnage Cricket ground.

1. Loss of Green Space and Community Amenity

The proposed development would result in the permanent loss of a valuable green space that has historically served as a recreational and community asset. In a densely populated area like Burnage, such open spaces are crucial for mental and physical well-being. Once developed, this land cannot be reclaimed for public use. The development would therefore reduce the quality of life for local residents.

2. Increased Traffic and Road Safety Concerns

Mauldeth Road and the surrounding streets already experience heavy traffic, particularly during peak hours. The introduction of 66 new dwellings-with associated vehicles-will significantly increase congestion. This presents a danger to pedestrians, cyclists, and schoolchildren who regularly use this route. The application does not provide adequate proposals to mitigate this traffic impact.

3. Inadequate Infrastructure and Local Services

Local infrastructure, including GP surgeries, schools, and public transport, is already under

pressure. Adding dozens of new households will place further strain on these services, leading to reduced access and quality of provision for existing residents. There is no evidence in the proposal of how this demand will be supported.

4. Overdevelopment and Character of the Area

The scale and density of the proposed development is not in keeping with the surrounding residential character of Burnage. The construction of apartment blocks in particular would be out of context in an area dominated by two-storey family homes, leading to visual harm and potential overshadowing of existing properties.

5. Environmental Impact and Biodiversity Loss

The former cricket ground has, over time, become a haven for local wildlife, including birds, insects, and small mammals. Its development would lead to significant habitat loss and biodiversity decline. There are no clear plans for environmental compensation or enhancement.

6. Construction Disruption

The construction process for a development of this scale would bring significant disruption to the area, including noise, dust, and construction traffic. Residents are likely to face reduced quality of life over a prolonged period with limited benefit to the local community.

In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Yours faithfully,





Fw: Appeal against below planning

From [REDACTED]
Date Sat 29/03/25 10:15 PM
To Steven Mccoombe [REDACTED]

[REDACTED]
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]
Sent: Saturday, March 29, 2025 3:45 PM
To: [REDACTED]
Subject: Appeal against below planning

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[REDACTED]
[REDACTED]
Email: [REDACTED]

Planning Department

Date: 28 March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage
Cricket Ground, Mauldeth Road, Manchester

Dear [REDACTED],

I am writing to formally object to the above planning application for the erection of 66 dwellings (53 houses and 13 apartments) on the site of the former Burnage Cricket ground.

1. Loss of Green Space and Community Amenity

The proposed development would result in the permanent loss of a valuable green space that has historically served as a recreational and community asset. In a densely populated area like Burnage, such open spaces are crucial for mental and physical well-being. Once developed, this land cannot be reclaimed for public use. The development would therefore reduce the quality of life for local residents.

2. Increased Traffic and Road Safety Concerns

Mauldeth Road and the surrounding streets already experience heavy traffic, particularly during peak hours. The introduction of 66 new dwellings-with associated vehicles-will significantly increase congestion. This presents a danger to pedestrians, cyclists, and schoolchildren who regularly use this route. The application does not provide adequate proposals to mitigate this traffic impact.

3. Inadequate Infrastructure and Local Services

Local infrastructure, including GP surgeries, schools, and public transport, is already under pressure. Adding dozens of new households will place further strain on these services, leading to reduced access and quality of provision for existing residents. There is no evidence in the proposal of how this demand will be supported.

4. Overdevelopment and Character of the Area

The scale and density of the proposed development is not in keeping with the surrounding residential character of Burnage. The construction of apartment blocks in particular would be out of context in an area dominated by two-storey family homes, leading to visual harm and potential overshadowing of existing properties.

5. Environmental Impact and Biodiversity Loss

The former cricket ground has, over time, become a haven for local wildlife, including birds, insects, and small mammals. Its development would lead to significant habitat loss and biodiversity decline. There are no clear plans for environmental compensation or enhancement.

6. Construction Disruption

The construction process for a development of this scale would bring significant disruption to the area, including noise, dust, and construction traffic. Residents are likely to face reduced quality of life over a prolonged period with limited benefit to the local community.

In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Yours faithfully



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FAO: Steven McCoombe

Email: [REDACTED]

Planning Department

Date: 27th March 2025

Re: Objection to Planning Application 142311/FO/2025 for 66 New Dwellings at Former Burnage Cricket Ground, Mauldeth Road, Manchester

Dear Mr McCoombe,

I am writing to formally object to the above planning application for the erection of 66 dwellings (53 houses and 13 apartments) on the site of the former Burnage Cricket ground.

1. Loss of Green Space and Community Amenity

The proposed development would result in the permanent loss of a valuable green space that has historically served as a recreational and community asset. In a densely populated area like Burnage, such open spaces are crucial for mental and physical well-being. Once developed, this land cannot be reclaimed for public use. The development would therefore reduce the quality of life for local residents.

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In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Yours faithfully,

[REDACTED]



Fw: Planning permission burnage cricket ground

From [REDACTED]
Date Mon 31/03/25 7:52 AM
To Steven Mccoombe [REDACTED]

[REDACTED]
Strategic Planning and Project Lead
Planning
Growth and Development Directorate
Manchester City Council
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
E-Mail: [REDACTED]

From: [REDACTED]
Sent: Friday, March 28, 2025 7:48 PM
To: [REDACTED]
Subject: Fw: Planning permission burnage cricket ground

[REDACTED]
Leader of Manchester City Council
Burnage Labour Councillor

Manchester City Council
Manchester Town Hall, Manchester
[REDACTED]
[REDACTED]

At times I email outside of normal working hours according to my work pattern, please don't feel obliged to reply outside of your normal work pattern

From: [REDACTED]
Sent: Friday, March 28, 2025 7:45:26 PM

To: [REDACTED]**Subject:** Planning permission burnage cricket ground

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Hi

Regards to a recent planning permission to convert burnage cricket club and a mosque into residential appartments.

I and many others local community members oppose this planning permission.

It will cause a really bad treffic congestion in the area and also this mosque is need of local community

Please help us in this matter

Regards

[REDACTED]

Sent from [Outlook for Android](#)

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Comments on Planning Application 142311/FO/2025: Former Burnage Cricket Club

We are completely opposed to this development primarily because the scale and density of the housing proposed are completely out of character with the surrounding residential area. The application, its layout and land use demonstrate everything about how developers aim to maximise their profits with no reference to the provision of outdoor space and the site's ecological value. Admittedly, there is a case for limited housing development, but this should focus on affordability and/or social provision, fitting the needs of the evolving Burnage community. Note, that when the previous owner purchased the site the Planning Committee agreed with the development proposal on the basis it would include youth facilities (reported by a then local councillor), in the light of the fact that the site was under a covenant for community use as a cricket ground.

The next point to make is that the developer's reference to local facilities, including doctors' surgeries and schools, is coincident with the case made in the B and M development proposal. Needless to say, when housing development takes place on the former factory and office site adjacent to B&M and Kingsway, the developer will quote the same local facilities. Without new health and schools' development, the cumulative proposals will further increase the strain on access for current Burnage residents. While the council commendably has an overall planning strategy for the city, what is the planning strategy for multiple housing developments in adjacent locations which call upon the same local facilities when developers offer no investment in the health, community and educational facilities?

The application in referring to the transport infrastructure provides assurances on car movements that are hard to believe. Specifically, no mention is made of Mauldeth Road inadequacies which mean in busy periods there is a build-up of traffic with consequent congestion and risky conflicting movements at the Kingsway Interchange. The outflow of cars from the development and from the B&M site will significantly add to this problem and to pollution (note there is a nursery at the junction including an outdoor play area).

One issue with the size of flow in and out of the site is that it may be underestimated in the application. We cannot believe that each relatively expensive four bedroomed

house will have only one car. (apparently the application plan has only one off-street car parking space per plot).

Additionally, the current problems of parking are scantily dealt with in the application with limited reference to competing needs. The former cricket club building has recently become operational as a community facility which generates parking demand on top of those related to the convenience store, the carpet retailer and the relaunched restaurant, with infringements of regulations often seen close to the Kingsway junction. Pedestrians are also regularly inconvenienced with cars blocking the pavement even on its narrowest section. Consequently, Brookthorpe Avenue is sometimes utilised for parking related to Mauldeth Road activities with refuse collection access hindered. Note Block 16 will have direct parking access from Mauldeth Road adding to traffic problems.

The application does not pay due regard to the noise and disruption during the construction phase which could take many months, comparing the size of the project to progress made on the Ardwick development as observed from train journeys out of Piccadilly. Would Mauldeth Road need closure at times? Would services be interrupted?

C/c Councillors representing Burnage Ward
Azra Ali, Bev Craig and Murtaza Iqbal



attn. Julie Roscoe

From [REDACTED]
Date Mon 31/03/25 6:01 PM
To Steven Mccoombe [REDACTED]

 1 attachment (18 KB)
Cricket Cub.docx;

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Dear Steven McCoombe

Application 142311/FO/2025

Please find attached a statement setting out the reasons for our total opposition to this planning application.

Please acknowledge receipt of this email.

Regards, [REDACTED]
[REDACTED]



Planning application 142311/FO/2025

From [REDACTED]
Date Tue 01/04/25 9:39 AM

To [REDACTED]

Cc Steven Mccoombe [REDACTED]

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A letter concerning the above planning application was delivered to me yesterday. In examining it more thoroughly this morning I noted that the letter, to my surprise, was dated the 13th March. The consequence of this is that the closing date for comments on the application is the 3rd April. This is unacceptable and I ask that this date is extended for myself and my neighbours who I believe only received the letter yesterday to comment on the application.

Furthermore I tried to assess the Council's planning portal to view the application this morning. Currently there is no internet access via the Council's website to the details of the planning application.

I would ask you to look into this matter on my behalf and that comments to the application will be extended.

Thanks

[REDACTED]

To
Julie Roscoe/Steven McCoombe
Manchester City Council Planning
Level6, Town Hall Extension
PO box 532, Manchester M60 2LA
Email: [REDACTED]

Subject: Objection to Proposed Housing Development at Burnage Cricket Club Field (Application number: 142311/FO/2025)

Dear Sirs,

We, the residents of Burnage strongly oppose the above planning application for the following reasons:

Traffic, parking and road safety issues for the public: The nature of the surrounding roads and especially Kingsway junction will make the area a hotspot for accidents. There are regular road traffic accidents at this junction (please refer to the government website for data). Currently adults and young people are finding it difficult to cross roads due to nearby businesses bringing lots of traffic. In particular, the takeaways on the corner of Kingsway/Mauldeth Road attract a lot of traffic especially in the early evening. The adjacent side roads such as Avonlea Drive, Brookthorpe Avenue, Glendale Avenue, Kenwood Avenue will be affected greatly as there are hardly any parking for the residents. MCC wrote to all the household only few weeks ago complaining that the refuse collection vehicles are unable to get access and people are required to park their cars sensibly. There are double yellow lines and parking restrictions in place on this part of Mauldeth road which means the council is aware of the parking and safety issues. Additionally, Broadhill Rd is severely affected already due to the school run. MCC is aware of ongoing and regular problems here and recently trialled a School Street initiative.

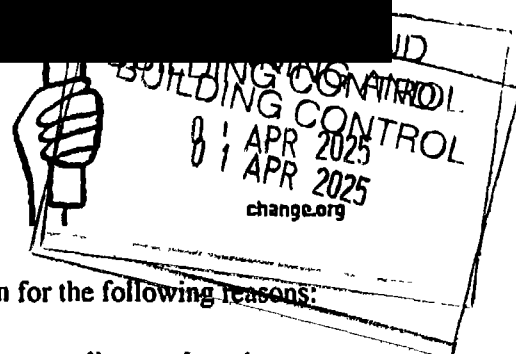
There are not enough parking spaces on the site on the proposed plan, and the unsuitably narrow roads on the site have been planned to maximise the density of the proposed housing and profit for the developers. This will create further issues and pavement parking will be of common occurrence. We would like the councillors to visit the site and carry out thorough independent surveys on flood risks, loss of the recreational facility etc.

We feel the surveys done by the developers are biased just to satisfy the planning rules. These are leading us, the local residents, to question the integrity of our elected representatives.

The addition of new housing would inevitably lead to increased traffic congestion in an already busy area. Local roads may struggle to accommodate the higher volume of vehicles, leading to safety concerns for pedestrians and cyclists. It is bizarre and nonsensical for the council to even entertain this application despite knowing all the safety and parking concerns. As residents, we regularly witness accidents on this road. For example, on 20th March 2025 there was a major accident at 10 PM involving a car which went on to the central reservation as it tried to turn right from Mauldeth road coming from Burnage lane to Kingsway. The developer does not appear to have conducted a traffic and safety survey which is vital for a planning application of this nature.

At the public consultation the local residents overwhelmingly rejected the proposal. We would like to understand why these views have not been taken into consideration.

Loss of Recreational and Green Space: Burnage Cricket Club field had served the community as an important recreational facility for young people. The loss of this space would deprive residents and especially the youth of essential opportunities for physical activity and social interaction. If the facility is used wisely and developed it will prevent young people being drawn towards crimes and anti-social behaviour.



Infrastructure Strain: Essential services such as schools, healthcare facilities, and public transport are already stretched, and further strain could negatively impact the quality of life for current residents. MCC has already approved a huge development at the B&M site despite public opposition. By accepting this application MCC has demonstrated that they have no concerns for the local residents especially the vulnerable who will struggle to access public services and face severe hardship. MCC will be liable to residents unable to get access to these services.

Alternative Solutions

i) MCC to buy the land in question and the adjacent buildings from the property owners and develop it for recreational and community use e.g. mini cricket pitch, five a side football, outdoor gym etc. The entire community would benefit regardless of their faiths and backgrounds. There is such a strong demand for this and the council can actually raise revenues from these projects.

ii) Established local community/charitable organisations, with the help of MCC, could develop and manage the land to serve as community use e.g. offering a community hall, café and sports facilities for locals to use.

iii) There is a covenant in place we believe which stipulates that the land can only be used for sports purposes by the people of Burnage. Hence, we believe that legally the developers cannot build houses on this land. They propose an alternative cricket pitch but details of the location are missing from the plans.

While the need for housing is acknowledged, it is essential to consider more sustainable alternatives that do not involve the destruction of valued community assets. Brownfield sites and other underutilized urban areas should be prioritized for development rather than irreplaceable green spaces. As mentioned earlier, the MCC has already accepted a huge development across the road from this plan. They now need to wait for this development to go ahead before considering another big housing development as we would not know the impact it will have on the area.

We ask the leader of the council (Bev Craig who is also the councillor for Burnage) and Andy Burnham the Mayor of Greater Manchester Authority to reject this planning proposal for the reasons stated above. Please seriously look at the alternative provisions for the betterment of the residents of Burnage who elected you to serve their best interest or reject it based on safety grounds.

Yours,

Concern Residents of Burnage

Note: You can also use the following link to object and make comments

<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SSL.Y78BCKCH00>

To
Julie Roscoe/Steven McCoombe
Manchester City Council Planning
Level6, Town Hall Extension
PO box 532, Manchester M60 2LA
Email: [REDACTED]

Subject: Objection to Proposed Housing Development at Burnage Cricket Club Field (Application number: 142311/FO/2025)

PLANNING AND
BUILDING CONTROL

01 APR 2025



change.org

Dear Sirs,

We, the residents of Burnage strongly oppose the above planning application for the following reasons:

Traffic, parking and road safety issues for the public: The nature of the surrounding roads and especially Kingsway junction will make the area a hotspot for accidents. There are regular road traffic accidents at this junction (please refer to the government website for data). Currently adults and young people are finding it difficult to cross roads due to nearby businesses bringing lots of traffic. In particular, the takeaways on the corner of Kingsway/Mauldeth Road attract a lot of traffic especially in the early evening. The adjacent side roads such as Avonlea Drive, Brookthorpe Avenue, Glendale Avenue, Kenwood Avenue will be affected greatly as there are hardly any parking for the residents. MCC wrote to all the household only few weeks ago complaining that the refuse collection vehicles are unable to get access and people are required to park their cars sensibly. There are double yellow lines and parking restrictions in place on this part of Mauldeth road which means the council is aware of the parking and safety issues. Additionally, Broadhill Rd is severely affected already due to the school run. MCC is aware of ongoing and regular problems here and recently trialled a School Street initiative.

There are not enough parking spaces on the site on the proposed plan, and the unsuitably narrow roads on the site have been planned to maximise the density of the proposed housing and profit for the developers. This will create further issues and pavement parking will be of common occurrence. We would like the councillors to visit the site and carry out thorough independent surveys on flood risks, loss of the recreational facility etc.

We feel the surveys done by the developers are biased just to satisfy the planning rules. These are leading us, the local residents, to question the integrity of our elected representatives.

The addition of new housing would inevitably lead to increased traffic congestion in an already busy area. Local roads may struggle to accommodate the higher volume of vehicles, leading to safety concerns for pedestrians and cyclists. It is bizarre and nonsensical for the council to even entertain this application despite knowing all the safety and parking concerns. As residents, we regularly witness accidents on this road. For example, on 20th March 2025 there was a major accident at 10 PM involving a car which went on to the central reservation as it tried to turn right from Mauldeth road coming from Burnage lane to Kingsway. The developer does not appear to have conducted a traffic and safety survey which is vital for a planning application of this nature.

At the public consultation the local residents overwhelmingly rejected the proposal. We would like to understand why these views have not been taken into consideration.

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Concern Residents of Burnage

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<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SSL.Y78BCKCH00>



Land At The Former Burnage Cricket Mauldeth Road Manchester

From [REDACTED]**Date** Tue 01/04/25 2:05 PM**To** Steven Mccoombe [REDACTED]

Planning [REDACTED]

Cc [REDACTED]

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To
Julie Roscoe/Steven McCoombe
Manchester City Council Planning
Level6, Town Hall Extension
PO box 532, Manchester M60 2LA

Land At The Former Burnage Cricket Club Mauldeth Road Manchester

We strongly object to this development mainly due to the effect on services in the area, which are at breaking point already. The area cannot handle this increase in people using its services without an increase in the services provided. The other major issue is the amount of cars and traffic that will appear on Mauldeth Road and the surrounding streets. They are already at choking point in the mornings and at rush hour.

Loss of a Vital Sports and Community Facility

This land was originally designated for sports and recreational activities, specifically for the benefit of local youth. It has long served as an important space for sports and community engagement, providing young people with a safe and accessible environment for physical activity. The removal of this local sports field for housing not only disregards its intended purpose but also deprives our community of a vital green space that contributes to health, well-being, and social cohesion.

With an increasing emphasis on the importance of exercise and it's link to mental well-being and youth engagement, it is unacceptable to lose yet another sports facility to development. What alternative provisions are being made for sports and recreation in the area? Have other, more suitable locations been explored for this housing project?

I am aware that the original intention when the historical owners donated the land into a trust for the benefit of the local community was for a sports and recreation facility and am fairly certain that this trust was in perpetuity. The previous owner, Lee Pepper, let the sports facility decline - for what reason I do not know - but this doesn't mean that a new more responsible and proactive owner cannot reverse the decline and provide a sports and recreation facility for the local community's use as per the original intentions of the trust and trustees. Surely the new owner of the land should be made to make this a priority rather building on and losing yet more green space.

I have been asking the council to put public bins in the area on and around mauldeth rd. - outside londis near the bus stop outside the Take ways and nothing has been done for years.

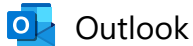
We have a major problem at the corner of mauldeth road opposite side of londis in the morning and at rush-hour motorists are driving over the pavement somebody will be seriously injured. This is due to the traffic at londis. Delivery trucks and vans Customer car / builder vans and school traffic. I urgently advise you come and monitor the traffic 8:00 am onwards Monday to Friday and you can see the chaos.

The proposed housing on Kingsway at the former B&M site will cause more problems.

I have links a tabs below showing how many other people oppose these proposals.



Sign the Petition
change.org



Save Our Cricket Club

From [REDACTED]
Date Fri 04/04/25 6:24 AM
To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Freddie Flintoff,

Please save our cricket field! I am writing to you from Burnage in South Manchester. We have a cricket field left to us by Lord Egerton of Tatton who put a covenant on the land stating that it must be used as a cricket field by the people of Burnage. As far back as the 1920s, cricket has been played here (perhaps earlier). Sadly, the land was mismanaged for the last 10 years and no cricket has been played during this time. This year, the land has been bought by a developer who plans to build 68 for-profit homes on the cricket field. This would be a tragedy for our community. To lose a green space and to lose a place for our children to learn to play cricket. We struggle with a lot of antisocial behaviour from local youths. A cricket club is just what they need to keep busy, stay out of trouble and grow into their best selves. Can you save our cricket field from developers?

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/new-homes-could-built-burnage-29260536#comments-wrapper>

Sent from my iPhone



Burnage Cricket Club

From [REDACTED]
Date Fri 04/04/25 6:32 AM
To Steven Mccoombe [REDACTED]

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No. Not over my dead body. I will not see houses built on a green space. We need this green space in Burnage. It's our only green space in Burnage.

But let's say that you do build new homes on the cricket field? Can the existing infrastructure support a new housing estate? Where will the cars go? How will they get GP appointments? NHS dentists are not taking new patients. All the primary schools are over-subscribed. I work in Green End Primary school and we already have 32 children in classes which are only meant to have 30 children. Where will the extra children play?

I see kids playing in the street all the time because there aren't enough playing fields. They play cricket and football in the road which is dangerous to themselves, a nuisance to drivers and risky for the parked cars and windows of the houses.

Yes, there is a need for affordable housing but even more of a need for social housing. The last thing we need is an 80% 'for-profit' housing development.

To be honest, there are already two houses for sale on my street, a 3-bedroom and a 4-bedroom. They've been on the market for over six months. If these existing houses aren't selling, who are you going to sell yours to?

I am holding out for someone to reopen this green space as a cricket club or multisports club for our community. That is what we really need. In fact, I'm going to ask Freddie Flintoff to save our cricket field.

To
Julie Roscoe/Steven McCoombe
Manchester City Council Planning
Level6, Town Hall Extension
PO box 532, Manchester M60 2LA
Email: [REDACTED]



Subject: Objection to Proposed Housing Development at Burnage Cricket Club Field (Application number: 142311/FO/2025)

Dear Sirs,

We, the resident of Burnage strongly opposed the above planning application for the following reasons:

Traffic Parking and Road safety of public: The nature of the surrounding roads and especially Kingsway junction will make the area accident hotspots. There are regular road traffic accidents at this junction (see government website for data). Currently adults and young people are finding it difficult to cross roads due to nearby businesses bringing lots of traffic. The small roads like Avonlea Drive, Brookthorpe Avenue, Glendale Avenue, Kenwood Avenue will be affected greatly as there are hardly any parking for the residents. MCC wrote to all the household only few weeks ago complaining the dustbin lorry unable to get access and people to park their cars sensibly. There is double yellow line and parking restrictions in place on this part of Mauldeth road which means council is aware of the parking and safety issues.

There are not enough parking spaces on the site on the proposed plan, and the unsuitably narrow roads on the sit being planned to maximise more houses and profit for the developers. This will create displacement and pavement parking will be of common occurrence. We would like the councillors to visit the site and carry out through independent surveys on flood risks, loss of recreational facility etc. We feel the surveys done by the developers are biased just to satisfy the planning rules. At the end of the day local residents will question the integrity of their local representatives.

The addition of new housing would inevitably lead to increased traffic congestion in an already busy area. Local roads may struggle to accommodate the higher volume of vehicles, leading to safety concerns for pedestrians and cyclists. It is bizarre and nonsensical for the council to even entertain this application despite knowing all the safety and parking concerns. As a resident we regularly witness accidents on this road. Only last night (20/03/25 around 10pm) there was a major accident where a car went on to the central reservation as it tried to turning right from Mauldeth road coming from Burnage lane to Kingsway. The developer deliberately failed to do traffic and safety survey which is vital for planning application of this nature? We question their motive as the plan will fail on this very important point because they are very well aware that at present the traffic movement is extremely dangerous on the surrounding roads.

On the public consultation the local residents overwhelmingly rejected the proposal. Again, why the council accepted this application, have they not seen the consultation outcomes?

Loss of Recreational and Green Space: Burnage Cricket Club field had served the community as an important recreational facility for young people. The loss of this space would deprive residents and especially the youth of essential opportunities for physical activity and social interaction. If the facility is used wisely it will stop getting young people into crimes and anti-social behaviour.

Infrastructure Strain: Essential services such as schools, healthcare facilities, and public transport are already stretched, and further strain could negatively impact the quality of life for current residents. MCC has already approved a huge development at the B&M site despite public opposition. By accepting this application MCC has demonstrated that they have no concerns for the local residents especially the

vulnerable who will struggle to access public services and face severe hardship. MCC will be liable to residents unable to get access to these services.

Alternative Solutions

i) Council to buy the land in question and the adjacent buildings from the property owners and develop it for creational and community use e.g. mini cricket pitch, five a side football, outdoor gym etc. The people from different section of the community can benefit from it regardless of their faiths and backgrounds. There is such a strong demand for this and the council can actually raise revenues from these projects.

ii) Established local community/charitable organisations with the help of council can develop and manage the land to serve as community use. It can have a small community hall, café and sports facilities for locals to use.

iii) There is a covenant in place we believe which stipulates that the land can only be used for sports purposes by the people of Burnage. We really do not want the land grabbers use their financial power and expensive barristers getting court orders to change this covenant and deprive the people of Burnage to use the green sports facility.

While the need for housing is acknowledged, it is essential to consider more sustainable alternatives that do not involve the destruction of valued community assets. Brownfield sites and other underutilized urban areas should be prioritized for development rather than irreplaceable green spaces. As mentioned earlier, the MCC has already accepted a huge development. They now need to wait for this development to go ahead before considering another big housing development as we would not know the impact it will have on the area.

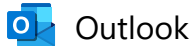
We ask the leader of the council (Bev Craig who is also the councillor for Burnage) and Andy Burnham the Mayor of Greater Manchester Authority to reject this planning proposal for the reasons stated above. Please seriously look at the alternative provisions for the betterment of the residents of Burnage who elected you to serve their best interest or reject it based on safety grounds. The risk of health and well being and potentially increased RTA will put MCC questionable in the eyes of the law as they have not properly done their due diligence.

Yours,

Concern Residents of Burnage

Note: You can also use the following link to object and make comments

<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SSLY78BCKCH00>



Application number: 142311/FO/2025 (Burnage)

From [REDACTED]
Date Mon 31/03/25 8:04 AM
To Steven Mccoombe [REDACTED]
Cc Julie Roscoe [REDACTED]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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.

Good morning,

I am writing to make you aware of the petition that local residents living in the vicinity of Burnage Cricket Club Field have initiated in opposition to the planned housing development (Application number: 142311/FO/2025). Please see:
<https://chng.it/M6wQKTTwsX>

We have over 200 signatories thus far.

We ask that you consider the points raised in the petition and the strength of opposition to this planned when assessing this application. Please share with the rest of the planning committee.

Many thanks.

[REDACTED]

[REDACTED]



Planning application 142311/FO/2025

From [REDACTED]**Date** Thu 03/04/25 8:25 PM**To** Steven Mccoombe [REDACTED]

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Land At The Former Burnage Cricket Club Mauldeth Road Manchester

I strongly object to the planned development at the former cricket club. Originally I was enthusiastic for the project but it has since dawned on the area already has problems with too many cars parked on the street already. So much so we had a letter from the council a few weeks back that advised if cars are left parked in the street and the bin van isn't able to get down the street we may not have our bins collected. This is just a small aspect of the impact expected. Currently the traffic conditions during the work and school run in the morning are atrocious coming out of the avenues and getting onto kingsway. This only going to be made worse with the Development at the B and M site on kingsway.

Im sure the other residents have had much more lengthy things to say but i will let them speak up on the other issues

i just wanted to put my voice in to say i don't want this development to happen not because i am some luddite but the pressure on local services that havent been provisioned for the influx of extra people will not able to cope

Many thanks
[REDACTED]



Objection to Proposed Housing Development at Burnage Cricket Club Field (Application number: 142311/FO/2025)

From [REDACTED]
Date Fri 04/04/25 12:07 PM
To Steven Mccoombe [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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 Sir,

We, the residents of Burnage strongly oppose the above planning application for the following reasons:

Traffic, parking and road safety issues for the public: The nature of the surrounding roads and especially Kingsway junction will make the area a hotspot for accidents. There are regular road traffic accidents at this junction (please refer to the government website for data). Currently adults and young people are finding it difficult to cross roads due to nearby businesses bringing lots of traffic. In particular, the takeaways on the corner of Kingsway/Mauldeth Road attract a lot of traffic especially in the early evening. The adjacent side roads such as Avonlea Drive, Broadhill Road, Brookthorpe Avenue, Glendale Avenue, Kenwood Avenue will be affected greatly as there are hardly any parking for the residents. MCC wrote to all the household only few weeks ago complaining that the refuse collection vehicles are unable to get access and people are required to park their cars sensibly. There are double yellow lines and parking restrictions in place on this part of Mauldeth road which means the council is aware of the parking and safety issues. Additionally, Broadhill Rd is severely affected already due to the school run. MCC is aware of ongoing and regular problems here and recently trialled a School Street initiative.

There are not enough parking spaces on the site on the proposed plan, and the unsuitably narrow roads on the sit have been planned to maximise the density of the proposed housing and profit for the developers. This will create further issues and pavement parking will be of common occurrence. We would like the councillors to visit the site and carry out thorough independent surveys on flood risks, loss of the recreational facility etc.

We feel the surveys done by the developers are biased just to satisfy the planning rules. These is leading us, the local residents, to question the integrity of our elected representatives.

The addition of new housing would inevitably lead to increased traffic congestion in an already busy area. Local roads may struggle to accommodate the higher volume of vehicles, leading to safety concerns for pedestrians and cyclists. It is bizarre and nonsensical for the council to even entertain this application despite knowing all the safety and parking concerns. As residents, we regularly witness accidents on this road. For example, on 20th March 2025 there was a major accident at 10 PM involved a car which went on to the central reservation as it tried to turning right from Mauldeth road coming from Burnage lane to Kingsway. The developer does not appear to have conducted a traffic and safety survey which is vital for a planning application of this nature.

At the public consultation the local residents overwhelmingly rejected the proposal. We would like to understand why these views have not been taken into consideration.

Loss of Recreational and Green Space: Burnage Cricket Club field had served the community as an important recreational facility for young people. The loss of this space would deprive residents and especially the youth of essential opportunities for physical activity and

social interaction. If the facility is used wisely and developed it will prevent young people being drawn towards crimes and anti-social behaviour.

Infrastructure Strain: Essential services such as schools, healthcare facilities, and public transport are already stretched, and further strain could negatively impact the quality of life for current residents. MCC has already approved a huge development at the B&M site despite public opposition. By accepting this application MCC has demonstrated that they have no concerns for the local residents especially the vulnerable who will struggle to access public services and face severe hardship. MCC will be liable to residents unable to get access to these services.

Yours,

Concern Residents of Burnage

To
Julie Roscoe/Steven McCoombe
Manchester City Council Planning
Level6, Town Hall Extension
PO box 532, Manchester M60 2LA
Email: [REDACTED]

Subject: **Objection to Proposed Housing Development at Burnage Cricket Club Field**
(Application number: 142311/FO/2025)

PLANNING AND
BUILDING CONTROL

28 APR 2025



change.org

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Alternative Solutions

ii) Established local community/charitable organisations, with the help of MCC, could develop and manage the land to serve as community use e.g. offering a community hall, café and sports facilities for locals to use.

While the need for housing is acknowledged, it is essential to consider more sustainable alternatives that do not involve the destruction of valued community assets. Brownfield sites and other underutilized urban areas should be prioritized for development rather than irreplaceable green spaces. As mentioned earlier, the MCC has already accepted a huge development across the road from this plan. They now need to wait for this development to go ahead before considering another big housing development as we would not know the impact it will have on the area.

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Manchester City Council Planning
Level6, Town Hall Extension
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