

Comments for Planning Application 142311/FO/2025

Application Summary

Application Number: 142311/FO/2025

Address: Land At The Former Burnage Cricket Mauldeth Road Manchester

Proposal: Erection of up to 66 no. dwellings (53 no. dwellinghouses and 13 no. apartments - Class C3) with associated access, car parking, infrastructure and landscaping|cr||cr|

Case Officer: Steven McCoombe

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am writing to formally object to the planning application referenced above, currently under consideration by Manchester City Council. As a concerned resident of Burnage, I strongly oppose this proposal for several compelling reasons, as outlined below:

1. Traffic Congestion: The proposed development is situated in an already heavily congested area. The addition of densely packed housing will inevitably exacerbate traffic congestion, particularly during peak hours. The local road network is not equipped to handle the increased traffic volume, which could result in heightened risks of accidents and delays for residents.
2. Loss of Green Space: The site in question includes precious green space, which serves as an essential recreational and ecological asset for the community. The irreversible loss of this green space would be detrimental to local residents' mental and physical well-being, particularly given its historical significance as land endowed to the people of Burnage for recreational purposes. The destruction of this natural environment is unacceptable and would rob current and future generations of valuable outdoor space.
3. Legal Concerns Regarding Land Use: It is my understanding that the land was legally endowed to the people of Burnage for recreational use. Developing this land for housing would violate the intended purpose of this endowment. I urge the Council to carefully review the legal standing of this application and ensure that it complies with all relevant regulations and covenants.
4. Overcrowding and Infrastructure Strain: The construction of densely packed housing in an already busy area is cause for significant concern. The local infrastructure, including schools, healthcare facilities, and public services, is already under considerable strain. Further development will worsen this situation, reducing the quality of life for existing residents. Housing development has already been approved literally across the road at the B&M site on Kingsway. This needs to be taken into consideration.

In conclusion, I strongly urge Manchester City Council to reject this planning application on the grounds of increased traffic congestion, the irreversible loss of green space, potential legal infringements concerning land use, and the detrimental effects of overcrowding on local infrastructure. I respectfully request that the Council upholds its duty to act in the best interest of the community and preserve the integrity of Burnage.

Thank you for considering this objection.