

Comments for Planning Application 142986/VO/2025

Application Summary

Application Number: 142986/VO/2025

Address: Field Of Os South Of Claridge Road Manchester

Proposal: City Council Development - Erection of modular-building, including associated landscaping to provide a flexible space for youth and community activities (Class F.2)

Case Officer: Steven McCoombe

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are a number of problematic aspects in this application

1. Traffic Congestion on Oswald Road

As a regular cyclist, I fully support the introduction of cycle lanes on Manchester Road earlier this year. However, I have observed a marked increase in traffic along Oswald Road since these changes were implemented, particularly due to the reconfiguration of the crossroads near the four banks, which now directs northbound traffic onto Oswald Road. This has created a constant flow of vehicles the road becoming a bottleneck. The proposed development, with its anticipated drop-off and pick-up traffic, will further exacerbate this issue. Moreover, the planned construction of residential flats at the end of Ryebank Road is likely to intensify traffic flow and blockages in the immediate vicinity of the proposed site, compounding the existing problems.

2. Uncertainty Regarding Tree School Approval

The application references the establishment of a tree school as a central feature. However, it remains unclear whether formal permission has been secured for this component. This element appears to be presented as a future intention rather than a confirmed and approved aspect of the proposal. Given its significance, clarity and confirmation are essential before any approval is granted.

3. Inadequate Parking Provision

Since the aforementioned road changes, on-street parking has become increasingly scarce. The proposed development does not appear to include sufficient on-site parking to accommodate visitors and users of the new facilities. This shortfall will place additional pressure on already limited street parking, to the detriment of local residents.

