

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The location would be prone to accidents due to the condition of the nearby roads, particularly Kingsway intersection. This intersection frequently sees traffic accidents (for statistics, please see the government website). Adults and children are currently having trouble crossing highways because of the heavy traffic caused by surrounding businesses. Traffic is very heavy at the takeout on the Kingsway/Mauldeth Road intersection, especially in the early evening. The lack of resident parking will have a significant impact on the nearby side roads, including Avonlea Drive, Brookthorpe Avenue, Glendale Avenue, and Kenwood Avenue.

Only a few weeks ago, MCC sent a letter to every family, expressing dissatisfaction over the inability of the garbage collection trucks to reach the area and the need for individuals to park their automobiles responsibly. This section of Mauldeth Road has double yellow lines and parking restrictions, indicating that the council is aware of the safety and parking concerns. Additionally, the school run has already had a significant impact on Broadhill Road.

The land's unsuitably narrow roadways were designed to increase the density of the projected dwellings and generate profit for the developers, and there are not enough parking spots on the site according to the proposed plan. This will lead to further problems, and parking on the pavement will become more frequent. In order to conduct comprehensive independent surveys on flood hazards, the loss of the recreational facility, etc., we would like the council members to visit the location.

We believe that the developers' surveys are biased in order to comply with the planning regulations. As local citizens, these are making us doubt the honesty of our elected officials. In an already congested region, housing would unavoidably result in more traffic. The increased number of automobiles may be too much for local roadways to handle, endangering the safety of bikes and pedestrians. Even though the council is aware of all the safety and parking issues, it

seems strange and absurd that they would even consider this application. As locals, we frequently see collisions on this route. 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.

The proposal was overwhelmingly rejected by the local population during the public consultation. We want to know why these opinions haven't been taken into account.

https://www.change.org/p/oppose-the-proposed-housing-development-at-former-burnage-cricket-club-land?utm_medium=custom_url&utm_source=share_petition&recruited_by_id=f70f72f0-14d2-11e4-b72f-d1a9f92329ab

To date 282 people signed this petition opposing the plan.
I too strongly object to this application.