

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: Hello,

Having read the plans for the residential development on the "former" Burnage Cricket club I'd like to formally object.

While I understand that more housing is required I do not believe this site is appropriate, or in fact legally available for this.

I've heard that the land is under covenant to be used only as sporting facilities for the community, and is designated as sports fields. The supposed mitigation is to provide a few cricket pitches on the existing football fields at Cringle fields (with no associated changing facilities or club buildings). This is neither an adequate replacement - due to the above, not is it maintaining the amount of sporting fields in the local area - because the actual land is not being replaced. I therefore believe this be cause in itself to reject the application.

I'm not sure whether or not its viable to reinstate its usage as a cricket ground - but I can't see why not. Obviously there would be a cost to do that (which isn't assessed in the planning application as far as I can see) - but that's is entirely due to the neglect over the past few years. Other sporting facilities might be appropriate instead - such as 5-a-side football, pickleball, etc.

Even beyond this there are clear reasons to reject the application. The proposed development is clearly an overdevelopment of the land. Its cramming 53 tiny 4-bed houses + a few flats onto a parcel of land that is barely capable of this - and as a result too many compromises have been made. A majority of people living in 4 bed houses would be families (or perhaps adults sharing) - most of which would have more than 1 car - however only a single parking space has been

provided per residence. There is no visitor parking either. There is no space for on-street parking. This could only result in additional parking on Mauldeth road and the surrounding streets, which are already very heavily occupied by parked cars + probably parking on the one main access road through the estate - which as its fairly narrow would be a real problem for fire engines, ambulances, refuse trucks and the like.

I'd also like to contend that the traffic survey done was inadequate. One clear fallacy is that traffic does not back up from the Kingsway//Mauldeth Rd junction to the proposed site entrance. Whilst this is true most of the time it DOES happen during the morning peak, as I've observed it myself!

Nonetheless its only a fairly short time that happens. The main problem is that takeaways + the mosque that has moved into the cricket club's clubhouse cause a lot of illegal parking on the double-yellow lines approaching the site entrance, making it really quite dangerous (narrow pavement with no protection for pedestrians, 30mph limit, limited visibility, quite narrow road. An extra entrance to a large housing estate I feel could make the situation much worse. Send someone to take a look at the situation on a Friday or Saturday evening and you'll see straight away the issue.

Thank you for considering these comments.

