

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:

I strongly object to the proposed development of 66 dwellings at the former Burnage Cricket Ground due to serious concerns regarding traffic safety, infrastructure strain, environmental impact, and community well-being.

Traffic and Parking Issues: The Kingsway junction is already an accident hotspot, with frequent incidents and congestion exacerbated by local businesses. Residential roads like Avonlea Drive and Brookthorpe Avenue struggle with parking shortages, affecting refuse collection and emergency access. Existing parking restrictions on Mauldeth Road highlight these ongoing issues. The proposed development, with its narrow roads and insufficient parking, prioritizes housing density over safety and will likely worsen pavement parking and congestion. The lack of an independent traffic survey and the recent major accident on 20th March 2025 further reinforce these concerns.

Strain on Local Services: Schools, healthcare facilities, and drainage systems in the area are already overstretched. Adding 66 more dwellings without improving local infrastructure will put additional pressure on these essential services, negatively affecting both new and existing residents.

Loss of Green Space: This development removes a valued community space, reducing recreational opportunities and harming local biodiversity. Access to green areas is essential for residents' well-being, and this loss has not been adequately addressed.

Overdevelopment and Poor Design: The high-density nature of the proposal does not align with

the character of the neighborhood. The lack of sufficient green areas and poorly planned road layouts suggest a prioritization of maximum housing capacity over livability and safety.

Disruption from Construction: Residents will face significant noise, dust, and road closures, negatively impacting their quality of life throughout the building process.

Community Concerns Ignored: Despite strong opposition during the public consultation, residents feel their concerns have been disregarded. The absence of an independent traffic survey raises doubts about the fairness of the planning process.

Given these significant concerns, I urge the council to reject this application. A thorough, independent assessment is necessary to address traffic safety, infrastructure capacity, and environmental impact before any approval is considered.