

# 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

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: Traffic, parking, and road safety concerns in the area are significant. The Kingsway junction is already a hotspot for accidents, with frequent road traffic incidents. Increased traffic from local businesses, especially takeaways at Kingsway/Mauldeth Road, makes crossing difficult for pedestrians. Nearby residential roads, such as Avonlea Drive and Brookthorpe Avenue, suffer from inadequate parking, and recent council complaints highlight issues with refuse collection access.

Existing parking restrictions on Mauldeth Road indicate council awareness of these issues, while Broadhill Road faces congestion from school traffic, commuters etc. The proposed housing development lacks sufficient parking - poorly consideration given on safety and parking, with narrow roads designed for maximum housing density, likely worsening pavement parking and congestion.

Residents question the impartiality of developer-led surveys and the council's decision to consider the proposal despite evident safety and parking problems. A recent major accident on 20th March 2025 underscores these concerns. The absence of an independent traffic and safety survey raises doubts about the planning process. Despite strong opposition at a public consultation, residents feel their concerns have been ignored and urge councillors to conduct thorough independent assessments.