

Comments for Planning Application 142453/FO/2025

Application Summary

Application Number: 142453/FO/2025

Address: Land At The West Side Of The Junction Of Grey Mare Lane And Ashton New Road
Manchester

Proposal: Erection of a six storey building to form 82 residential dwellings (Use Class C3a) with associated landscaping, car parking and boundary treatment

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the planning application with regard to the parking and access for 82 new apartments and on the impact regarding this a future building work on the masterplan.

As a resident on the Grey Mare Lane estate, planners must take into consideration, the various masterplans that have been mooted to residents over the last 10 years.

Planning permission is being granted for the erection of 82 apartments on which is currently a car park that can accommodate 30 cars. These parking spaces will be lost to the wider community and only 6 disabled parking spaces will be provided for the 82 apartments, plus a parking space for any maintenance vehicles. Access to the new apartments will also constrict an already difficult road.

The planning application "transportation section 2.3"

"The site is currently occupied by a car park that night time site observations is used by six resident cars. Further commentary on the parking characteristics in the area is provided later in this report in the Traffic Regulation Order section of the report".

This night time observation showed use by six residents, but we have a high percentage of night workers on this section of the estate, and also a lot of elderly people, who rely on care visits and family visits during the day, so whilst at night only 6 spaces are taken, during the day this is much higher, but only night observations were carried out.

Planning application "transportation section 2.19"

"SK undertook site visits to allow an understanding of parking characteristics around the site. The

observations were undertaken during the parking control period, but in the evening to allow an understanding of latent resident demand. The observation visit was timed so that it did not coincide with events at the Etihad or the Co-Op Arena, again to allow an understanding of resident parking patterns. The observations were undertaken between 21:15 and 22:15."

I do not understand why no surveys were undertaken during events, when we experience high level of extra parking, a lot of blue badge holders, also the restriction of access to properties via Hopedale Close, and extra vehicles we now have bestowed on us because of the changes in street parking, the 90 minutes stay puts strain on legitimate street parking for residents.

Planning application "transportation section 2.21"

"It was also noted that while some streets were popular with resident drivers, there was free capacity across the masterplan. It was further noted that the demand at the proposal site car park (six vehicles) could be readily accommodated within free space in legitimate street permit parking areas or other courtyards."

The application states that SK came to do site survey's for parking between 21.15pm and 22.15pm. They state on visiting that 6 spaces on the car park (proposed site), they also state that those 6 vehicles could be accommodated within the masterplan. I believe that those 6 vehicles could be accommodated but the question is, where are the vehicles from the 82 apartments going to be accommodated?

The planning application transportation section 3.9 states

At the request of the Local Planning Authority, the development is car free other than six disabled parking spaces. All of the spaces will have access to an EV charger. A maintenance vehicle space is also provided.

My question is why the local planning authority would want the development to be car free? I am aware we have good transport links in Beswick, we are near to the bus and tram stops, but however the Bee bus network is promoted it still does not provide adequate travel, and to be under an illusion that 82 apartments will not have cars, is negligent at best. If only half of the apartments have a car, that is 41 vehicles to accommodate in the surrounding small part of the masterplan.

In the planning application, it states

Grey Mare Lane Regeneration Masterplan Engagement

06 September 2023 - Initial meeting (BDP/MCC/GP)

12 December 2023 - Meeting with BDP (GP/BS/MCC/BDP)

21 March 2024 - Masterplan resident engagement event at The Grange Community Resource Centre (MCC/GP/This City/One Manchester). It is documented that 32 people attended this event.

Purpose - Led by MCC for residents and stakeholders to find out about plans to improve the area and meet the team working on the masterplan.

Public Consultation

15 July 2024 (GP/MCC) - Joint consultation event with MCC Master plan team at The Grange Community Resource Centre

It is documented that 35 people attended the consultation.

A full and complete offer was not made to residents, those of us who attended asked questions, and was told none of the plans showed, were full and final plans, so I object that residents have had full access to viewing a complete masterplan. As the planning committee should be aware again as mentioned previous lots of revised plans have been offered up, none of which included this set of plans in this application.

The space on which this apartment block will be built is one of the most densely populated areas of the masterplan with one access point available, via hopedale close. Previous masterplans showed plans that a new access road would be made from Grey Mare Lane through to meet with Newcombe Walk, to take the strain of new accommodation, but this is not in this planning application.

We are aware of yet more building applications to be submitted for site on Grey Mare Lane, Hopedale Close and Newcombe Close, where demolition is taking place. This current application includes more apartments than the properties that are being demolished. We envision that the new applications will have similar amounts of apartments. Without seeing a full masterplan, how can residents be making informed decisions to support planning applications.

I object to this planning application as I do not believe enough varied impact surveys across a range of times of day, including match and concert day that impact the area of the planning. I do not believe that to think that 82 apartments which could have at least 164 residents would only have 6 disabled drivers to not consider providing parking. Granting permission with only looking at short term parts of planning on the masterplan is short sighted if the access and parking is not adequate for this part of the estate with this block.

I would like the planning committee to understand that I am not opposed to new social housing being built in the area, but it has to be done in a way in not to cause detriment to the existing community