

Comments for Planning Application 141661/FO/2024

Application Summary

Application Number: 141661/FO/2024

Address: Grassland To The North/East Of Amberley Drive Manchester

Proposal: Erection of 8no dwelling houses (4no blocks of semi-detached), with associated infrastructure works, car parking and hard and soft landscaping.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning documents used need to be resubmitted, as many of them depict only 1 parking space being allocated per house in many of the layouts shown in the appendix, whereas other documents contradict this i.e. paragraph M3 of section 6 on page 15, of the Design and Access Statement, specifically mentions each house shall be given 2 parking spot. If this document is to be believed, then the calculations will need to be redone considering this as the amount of impermeable ground will increase, and the size of the gardens will be reduced further, having an effect on the validity of several of the documents attached to the planning application. Also, is there a traffic management plan in place to ensure that current residents are not hindered in their day to day activities, or in case of an emergency whilst construction is ongoing.

Many of the documents specifically mention the use of slow release system for the surface water drainage, however the SUDs Drainage Strategy produced by Curtins, specifically states in section 3.5 of their document that this will need be cleaned and maintained regularly, who will be responsible for doing this ? As the document states it is assumed that the drainage system will be maintained by the on-site management team. However, given these are to be potential homes that could be owned by private individuals, there may not be a management team. If so the system could cease to work, and water could flow uncontrolled, which in rainy periods, would only add to the volume of water in the brook.

Also, given the location of the discharge how will access be created to ensure that these activities can be done unhindered, otherwise the SUDs system will not be as effective, or cease working.

The system proposed does not appear to have any details on the volume of storage that will be available to "slowly" release the stored surface water, or how it will be controlled to ensure it is not

added during a wet period i.e. storm event, where the flow of the brook will already be high.

I would also, like to reiterate there has been no modelling of the impact that adding water to the brook from this development, or any future developments upstream of this site could have on the volume and velocity of the water in the brook downstream. Erosion protections measures need to be put in place to ensure that homes and buildings are secure, and will not be impacted by this change, as depicted in paragraph 124 of section 11 (Making effective use of land) of the "National Planning Policy Framework".

Also, I would like to know why higher priority has not been given to the brownfield sites in central Wythenshawe, that are much larger in scale, and do not infringe upon a brook, grassland, or woodland. As mentioned in section d of paragraph 125 of the "National Planning Policy Framework", that places a priority on such sites. Especially, given that the Manchester Housing Strategy (2022-2032), also places such emphasis on prioritising the building of houses on brownfield sites recommending that 80% of all new homes be built on such land.

Lastly, the Manchester Biodiversity Strategy, focuses on the need to conserve, protect and enhance biodiversity in the City for current and future generations. How, is developing unknown land that is offsite from this area by the absolute bare minimum, going to help anyone in this local community access the limited green space there is, especially when the the closest green space is behind a metal fence when it could be used to educate and allow people to get in touch with the greenery.