

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: Dear Mr McCoombe,

I am writing to formally object to the above planning application for the erection of 66 dwellings (53 houses and 13 apartments) on the site of the former Burnage Cricket ground.

1. Loss of Green Space and Community Amenity

The proposed development would result in the permanent loss of a valuable green space that has historically served as a recreational and community asset. In a densely populated area like Burnage, such open spaces are crucial for mental and physical well-being. Once developed, this land cannot be reclaimed for public use. The development would therefore reduce the quality of life for local residents.

2. Increased Traffic and Road Safety Concerns

Mauldeth Road and the surrounding streets already experience heavy traffic, particularly during peak hours. The introduction of 66 new dwellings-with associated vehicles-will significantly increase congestion. This presents a danger to pedestrians, cyclists, and schoolchildren who regularly use this route. The application does not provide adequate proposals to mitigate this traffic impact.

3. Inadequate Infrastructure and Local Services

Local infrastructure, including GP surgeries, schools, and public transport, is already under pressure. Adding dozens of new households will place further strain on these services, leading to reduced access and quality of provision for existing residents. There is no evidence in the

proposal

of how this demand will be supported.

4. Overdevelopment and Character of the Area

The scale and density of the proposed development is not in keeping with the surrounding residential character of Burnage. The construction of apartment blocks in particular would be out of

context in an area dominated by two-storey family homes, leading to visual harm and potential overshadowing of existing properties.

5. Environmental Impact and Biodiversity Loss

The former cricket ground has, over time, become a haven for local wildlife, including birds, insects,

and small mammals. Its development would lead to significant habitat loss and biodiversity decline.

There are no clear plans for environmental compensation or enhancement.

6. Construction Disruption

The construction process for a development of this scale would bring significant disruption to the area, including noise, dust, and construction traffic. Residents are likely to face reduced quality of life over a prolonged period with limited benefit to the local community.

In light of these concerns, I urge the planning department to refuse this application. The proposal does not serve the best interests of the local community, fails to respect the character of the area, and would lead to irreversible environmental and social damage.

Yours faithfully,

