

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:Hello,

I've already added a comment with my primary reasons why I feel this application should be rejected. However I checked the documents and noticed that an assessment (AGRONOMY REPORT) had been added on Mar 28th comparing Burnage Cricket Club, and the proposed new cricket pitch at Cringle Playing fields. I feel that some relevant information has been deliberately excluded which I wished to highlight also...

First and foremost it seeks to justify the loss of a 0.88Ha Cricket ground by remaking it within an existing sports ground. That is not replacing it, because the land that is being used is already a sports ground. It would only be a replacement if the land for the new cricket ground was NOT a current sports ground. There is no consideration at all given to this rather fundamental point, presumably in the hope it will be glossed over.

Secondly, the report states that the current land is not suitable for a full sized cricket pitch now due to the building at the west of the site. Presumably this is referring to the building constructed from the planning application 110171/FO/2015/S2.

The building was only allowed to be constructed on the site to enhance the sports facilities. If the building is in fact detrimental to the site's use as a sporting facility then it should be demolished to allow the site to be used again for its original purpose.

Thirdly there is no provision for a new clubhouse at Cringle Playing fields, which is part of the facilities at Burnage Cricket ground, so the replacement is not even matching the current facilities in this regard.

The report also mentions mounds of earth, clay, and gravel which are currently on Burnage cricket club. There is no reason these can't be removed to restore the ground to its earlier condition when it was a functioning cricket club. These only exist as a result of the neglect by the current landowner.

I have also not found it stated in any of the documents whether there is actually an agreement in place with the landowner at Cringle Playing Fields (Manchester City Council?) to make the proposed changes there either, or if this is just a theoretical comparison. I certainly don't yet see any planning application for these works on the online portal yet.

For all these reasons I believe that the applicant has failed to prove that the proposed replacement is an equal or better provision of a sporting facility.

I have already stated in my previous comment why I feel the proposed housing estate is unsuitable, so I'll end this comment here.