

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:I am writing to strongly object to Planning Application 142311/FO/2025, which proposes the construction of 66 dwellings (53 houses and 13 apartments) at the former Burnage Cricket site on Mauldeth Road, Manchester. My objection is based on the following significant concerns:

Grounds for Objection:

1. Demolition of an Essential Community Facility (Mosque)

The proposed development will replace the existing mosque with residential dwellings, removing a vital religious and community space that serves local residents.

The mosque is not just a place of worship but also a community hub, providing social support, religious services, and educational activities.

No alternative provision has been made for relocating the mosque, which will have a severe impact on the local Muslim community.

Manchester City Council has a duty to protect community assets, particularly those that serve the religious and cultural needs of local residents.

2. Overdevelopment in a Limited Space

The proposed 66 dwellings are too dense for this location, leading to overcrowding and a lack of sufficient green space or community facilities.

High-density developments should be carefully planned to ensure they do not negatively affect the quality of life for existing and future residents.

The site is better suited for a mix of community and recreational use, rather than being entirely replaced with housing.

3. Increased Traffic Congestion & Safety Risks

Mauldeth Road is already heavily congested, particularly during peak hours.

The proposed development will significantly increase vehicle traffic, making congestion worse and increasing travel times for residents.

Nearby schools mean there is already high pedestrian footfall, and the increase in traffic poses a serious safety risk to schoolchildren and other pedestrians.

Parking provisions within the development are likely to be insufficient, leading to overspill parking into surrounding residential streets, further exacerbating traffic issues.

4. Inadequate Consideration of Local Infrastructure

Local schools, healthcare facilities, and public services are already under strain.

An increase in population due to the 66 new dwellings will place additional pressure on services, making it more difficult for residents to access essential resources.

The development plan does not include any improvements to local infrastructure to mitigate the impact of the additional residents.

Request for Action:

For these reasons, I strongly urge Manchester City Council to reject this planning application unless the following issues are addressed:

An alternative location for the mosque is secured and included in the development plans to ensure the community is not deprived of this essential facility.

The scale of the development is reduced to prevent overdevelopment and maintain adequate space for the community.

A full traffic impact assessment is conducted, and measures are implemented to address congestion and road safety concerns.

A review of the local infrastructure impact is carried out to ensure that essential services can support the increased population.

Approving this development without addressing these concerns would result in significant harm to the local community, affecting both residents' quality of life and the area's long-term sustainability.

I trust the Council will make a decision that prioritizes the well-being of its citizens.