

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:It is a fundamental principle that granting of planning permission does not override private law restrictions, including those contained in registered title deeds. Any development in breach of a continuing restrictive covenant exposes the applicant-and potentially the Council-to legal proceedings such as:

Injunctions to halt construction;

Orders for reinstatement;

Claims for damages from those with benefit of the covenant.

It is in the public interest that planning approval is not granted where it would facilitate a known and registered legal breach.

Key reasons for Objection:

Traffic, parking and road safety issues for the public: The nature of the surrounding roads and especially Kingsway junction will make the area a hotspot for accidents. There are regular road traffic accidents at this junction (please refer to the government website for data). Currently adults and young people are finding it difficult to cross roads due to nearby businesses bringing lots of traffic. In particular, the takeaways on the corner of Kingsway/Mauldeth Road attract a lot of traffic especially in the early evening. The adjacent side roads such as Avonlea Drive, Brookthorpe Avenue, Glendale Avenue, Kenwood Avenue will be affected greatly as there are hardly any parking for the residents. MCC wrote to all the household only few weeks ago complaining that the refuse collection vehicles are unable to get access and people are required to park their cars sensibly. There are double yellow lines and parking restrictions in place on this part of Mauldeth road which means the council is aware of the parking and safety issues. Additionally, Broadhill Rd is severely affected already due to the school run. MCC is aware of ongoing and regular problems here and recently trialled a School Street initiative.

There are not enough parking spaces on the site on the proposed plan, and the unsuitably narrow roads on the site have been planned to maximise the density of the proposed housing and profit for the developers. This will create further issues and pavement parking will be of common occurrence. We would like the councillors to visit the site and carry out thorough independent surveys on flood risks, loss of the recreational facility etc.

We feel the surveys done by the developers are biased just to satisfy the planning rules. These are leading us, the local residents, to question the integrity of our elected representatives.

The addition of new housing would inevitably lead to increased traffic congestion in an already busy area. Local roads may struggle to accommodate the higher volume of vehicles, leading to safety concerns for pedestrians and cyclists. It is bizarre and nonsensical for the council to even entertain this application despite knowing all the safety and parking concerns. As residents, we regularly witness accidents on this road. For example, on 20th March 2025 there was a major accident at 10pm involving a car which went on to the central reservation as it tried to turn right from Mauldeth road coming from Burnage lane to Kingsway. The developer does not appear to have conducted a traffic and safety survey which is vital for a planning application of this nature.

1 | Page

At the public consultation the local residents overwhelmingly rejected the proposal. We would like to understand why these views have not been taken into consideration.

Loss of Recreational and Green Space: Burnage Cricket Club field had served the community as an important recreational facility for young people. The loss of this space would deprive residents and especially the youth of essential opportunities for physical activity and social interaction. If the facility is used wisely and developed it will prevent young people being drawn towards crimes and anti-social behaviour.

Infrastructure Strain and Impact on essential Services: Essential services such as schools, healthcare facilities, and public transport are already stretched, and further strain could negatively impact the quality of life for current residents. MCC has already approved a huge development at the B&M site despite public opposition. By accepting this application MCC has demonstrated that they have no concerns for the local residents especially the vulnerable who will struggle to access public services and face severe hardship. MCC will be liable to residents unable to get access to these services. Most primary and secondary schools are oversubscribed and residents will have to send children to outside of Burnage. It will be difficult to get GP or dentist appointments as there are no plans to have any additional GP surgeries or dentists.