

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: I would like to see the modelling of the potential erosion downstream of the proposed build and what measures will be put in place around the brook to prevent any further erosion to any houses/infrastructure close by to the brook.

Has a water course assessment been done, and an aquatic assessment ? In order to clarify the impact this development will have on the brook, and any land downstream of the outfall.

Also, given the close proximity of the brook to the proposed development, has any thought been given to the effect on the stability of the grounds of the development and any potential runoff from construction into the brook. Given it is within 10 metres of the brook, what BNG actions will be undertaken to replace the loss of land next to the brook (on top of the grasslands and the woodlands being lost).

The proposed BNG enhancement actions do not appear to be sufficient, given there does not appear to be a replacement of like for like, you are merely introducing cosmetic improvements for fauna that does not even appear to be in the area presently i.e. owls and hedgehogs, and the picking up of litter which appears to be a minute problem (looking at the photos) and should be part of existing maintenance schedules already, given this land is meant to be maintained by the council. Where is the BNG ? There is no gain for the land of the brook, grass, woods being lost.

Lastly, I would like to further touch upon the lack of documents regarding the safety and usability of the road. Once the development is completed, what safety measures will be put in place to prevent people parking on that narrow stretch of road and causing blockages, double yellow lines need to be installed to prevent this from happening in front of the proposed developments. Also,

mirrors need to be placed to ensure that drivers are able to see around the bend, given there are often cars parked at the junction with the NHS accommodation block, and drivers often come around that bend quite quickly, speed bumps should also be introduced otherwise with the increase traffic passing through this area, or if one of the new residents were to reverse out without looking, an accident will occur.