

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 am concerned that the proposed development, will increase the amount of water being introduced to Mill Brook, which will hasten the erosion of the area behind the houses of Amberley drive, as there is already signs of some subsidence in some of the gardens. If you were to add the surface water from this new development, it would only increase. Also, I do not believe that the area of land that is set aside for this development has truly been considered as Mill Brook is a lot closer to the road in reality than indicated in the plans/drawings. The flooding reports appear to have been taken during the summer/drier months, is there a report on the flows in this brook during the winter months, after a rainy period.

There is also the issue of the BNG and the loss of this land will have an impact on that, even though a plan has been proposed, the proposed enhancements will have a minimal effect given they are not supporting the existing biodiversity, and instead potential biodiversity that does not appear to yet be in the area (bats/hedgehogs).

Lastly, there is the issue of more cars on the already narrow roads, I did not see any significant plans to help improve this, as it can already be unsafe to drive through this section given, the blind bend and narrowness of the road. This would be exacerbated by cars parking on the road, and taking up space (given there is only enough space for one car on the driveways of each new home). Cars reversing out into the road unable to see as the plans, do not appear to offer a lot of visibility for these homeowners, especially on a junction with the NHS accommodation block that is constantly having taxis and cars pull out, or waiting in front off, this will be an accident waiting to happen.