Katie Raw

From: [redacted]
Sent: 12 February 2026 13:16
To: Katie Raw
Subject: Planning Application Old Cricket Ground Levenshulme

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Katie, I have added a comment to this planning application as a neighbour. I noted that also an MP could add a comment but currently we are in process of elections and so do not have an MP to add a comment Is it possible therefore to ask for a delay in the process until we have an MP who can look at the local area and add a comment Thanks [redacted]

Katie Raw

From: [redacted]
Sent: 22 February 2026 17:47
To: Katie Raw
Subject: Ref 144830/FO/2025

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Dear Katie

I am a local resident in Levenshulme and can't attend the meeting tomorrow evening regarding the planned building on site by Elsa Road Cricket ground.

Please can you consider the following very seriously. Our local community is very concerned by these plans.

Access is via a single, narrow street with no capacity for increased traffic. The roads around here are already wrecks - it's impossible to drive on as potholes are so wide and deep. These have been reported to the local council and not fixed.

• Local roads are already at a standstill for most of the day. There is a lot of illegal parking .

• Air pollution in Levenshulme is currently among the worst in the country. This affects health of residents and mortality rates.

• There is no provision for additional school places for primary or Secondary pupils or GP surgeries and dentists.

• A one-day consultation period is procedurally insufficient for a project of this scale.

I hope this will be taken seriously going forward.

Kind Regards

[redacted]

Katie Raw

From: [redacted]
Sent: 23 February 2026 12:18
To: Katie Raw
Subject: 144830/FO/2025

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Miss Raw,

Please see below regarding the potential developments in Levenshulme.

The whole thing is a horrible idea on so many levels.
Access is via a single, narrow street with no capacity for increased traffic. The roads around here are already wrecks - it's impossible to drive on as potholes are so wide and deep.
Local roads are already at a standstill for most of the day.
Air pollution in Levenshulme is currently among the worst in the country.
There is no provision for additional school places or GP surgeries.
A one-day consultation period is procedurally insufficient for a project of this scale.
I've lived here a long time and the neglect of this site is staggering. We shouldn't reward a landlord for failing to maintain a community asset with a planning windfall.

Sent from Outlook for Android

Katie Raw

From: Zahid Hussain
Sent: 23 February 2026 10:55
To: Katie Raw
Subject: Fw: Proposed building on the old cricket ground

Dear Katie,

144830/FO/2025

I'm forwarding this to you to include in the consultation for the proposed housing at the old Levenshulme Cricket Club.

Kind regards,

Cllr Zahid Hussain

From: [redacted]
Sent: 23 February 2026 7:30 AM
To: Zahid Hussain [redacted]
Cc: Basat Sheikh [redacted] Dzidra Noor [redacted]
Subject: Proposed building on the old cricket ground

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Dear Councillor
I am a resident in your ward and wish to explain why myself and many other local residents are deeply concerned about the proposal to cram 50 new houses on the old cricket ground. I hope to discuss these concerns at your surgery at Arcadia this evening, but thought a brief summary of the concerns would be helpful.
1. We don't believe there's been proper or meaningful consultation about the proposal. A leaflet with a barcode which didn't work and a1 day offer to discuss on a 1 to 1 basis doesn't amount to consultation - over the last few days I've spoken to dozens of local residents who are totally opposed but feel their views are not being considered.
2. Loss of green space. I understand that the land may have a covenant re use. In any event, we feel the land should be a green community asset.In addition there are foxes, newts, living on the field.bats
3. Congestion and pollution. Access onto Barlow road and Broom lane is already dreadful. In addition several hundred houses are proposed around the secret lake - something that doesn't seem to have been factored in. Car parking will be a nightmare.
4. Air quality is already very poor - this will make matters worse affecting our health.
In summary, we will be asking you to get the proposed decision put on pause until local people's views and the environmental impact are properly considered.

Best regards

[redacted]

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Katie Raw

From: Mark Dickens
Sent: 26 February 2026 13:53
To: Jon-Connor Lyons; [redacted]
Cc: Paul Andrews; [redacted] Zahid Hussain; Katie Raw
Subject: Re: Consultation Deadline East Levenshulme Cricket Ground

Councillor,

Thank you for the email regarding the consultation period for the application above.

As a matter of course the service takes the latest date of the various means of notification / consultation as the last date for comments - so the 27th February is acceptable.

The Council is obliged to provide statutory consultation periods under national legislation, however it will accept comments up to the time of the determination of the application, however we provide the 21 days date as that is the statutory timescale and the Council will not determine the application before that date so comments can be received and considered.

Hope that explains the situation. If the resident would like to submit their comments tomorrow they will be considered in our determination of the application.

Mark Dickens
Deputy Director Planning & Building Control
Growth and Development Directorate

Email: [redacted]
Tel: [redacted]

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA





From: Jon-Connor Lyons [redacted]
Sent: Thursday, February 26, 2026 13:41
To: Mark Dickens [redacted]
Subject: Fw: Consultation Deadline East Levenshulme Cricket Ground

Sorry Mark - another email!

Katie's email bounces, not sure if it is supposed to go to someone else?

If you can forward it to the relevant team member, that would be great.

Thank you,

Kindest Regards
Cllr Jon-Connor Lyons
Labour Councillor for Piccadilly Ward and
Chair of Manchester City Council's Planning Committee

MANCHESTER CITY COUNCIL

From: Jon-Connor Lyons [redacted]
Sent: Thursday, February 26, 2026 1:24 PM
To: [redacted]
Subject: Re: Consultation Deadline East Levenshulme Cricket Ground

Thanks [redacted],

I've seen you've sent it across to Katie and therefore it will be logged as part of the planning process!

Thank you and take care,

Kindest Regards
Cllr Jon-Connor Lyons
Labour Councillor for Piccadilly Ward and
Chair of Manchester City Council's Planning Committee

MANCHESTER CITY COUNCIL

From: [redacted]
Sent: Tuesday, February 24, 2026 12:08 PM
To: Jon-Connor Lyons [redacted]
Cc: Paul Andrews [redacted] Zahid Hussain [redacted]
Subject: Fw: Consultation Deadline East Levenshulme Cricket Ground

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From: [redacted]
Sent: 24 February 2026 12:02
To: [redacted]
Subject: Fw: Consultation Deadline East Levenshulme Cricket Ground

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From: [redacted]
Sent: 24 February 2026 09:53
To: [redacted]
Subject: Consultation Deadline East Levenshulme Cricket Ground

Dear Katie
I'm a local resident ([redacted]). Like the vast majority of local residents I have grave concerns about the proposed development.
The specific issue I wish to raise is the deadline for raising concerns. Several neighbours tell me that the deadline is today - apparently that's what the council website states.
However the council has posted a notice stating that objections need to be submitted within 21 days of the 6 February, or 27 February.
Could you please clarify this ASAP.
Best regards
[redacted]

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Katie Raw

From: [redacted]
Sent: 15 February 2026 15:49
To: Katie Raw
Subject: Housing on levenshulme cricket ground

Follow Up Flag: Follow up
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To Katie,I am a resident of [redacted] and have lived here for nearly 20years i am concerned about these new build being built right at the back of our houses which will impact our light to our already light deprived houses also the noise which will come from these being built!Also one acess is going to impact else road and longford road where traffic is really bad! this cricket field was always well maintained and also used for football after they stopped playing cricket!we also have wildlife on here too,this is going to affect the air pollution too we are already in a well built up area with other homes already being built on mount road 303 of them also talks of the secret lake 200 homes and the old levenshulme baths 34 being built on in an built up area all within 1 mile radius,already where traffic is horrendous already imagine the traffic after all these have been built it's already gridlocked everyday! This land has a covenant on it and was said to only be able to be used for sports recreational purposes and a power league was refused building permission not so many years back I really hope this is properly looked i to as you do not have to live in an already extremely built up area where everyone already lives into of each other and the land can be used for what it was originally designed for sports /something for the community yours sincerely [redacted].

Sent from my Galaxy

Katie Raw

From: [redacted]
Sent: 21 February 2026 22:49
To: Katie Raw
Subject: Save our green spaces.

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Katie Raw,

I hope you are well. I am writing to formally object to the proposed development on the former Cricket Field in Levenshulme. This green space has long served as a vital community asset, and the current proposal raises several serious concerns.

Traffic and Safety:
Congestion on Barlow road is already severe for long periods of the day. Additional construction traffic and new residential vehicles will significantly worsen safety risks for children, pedestrians and cyclists. Local businesses around t Levenshulme will also be affected.

Air Quality and Environmental Impact:
Our area is already within the worst 10% nationally for air quality. Removing mature trees and building over one of the few remaining green spaces will further damage environmental conditions and residents' long-term health.

Loss of a Community Asset:
The Cricket Field has historically been protected by a covenant for recreation and wildlife. Residents reasonably expected to be consulted on any change of use. Proceeding without meaningful engagement undermines trust and disregards the community's connection to this space.

Lack of Proper Consultation:
There has been no adequate or accessible consultation process. A development of this scale requires full transparency and genuine consideration of residents' views.

Request:
I am asking that you oppose the current proposal, support the protection of the Cricket Field and Secret lake as a community green space, and ensure that a full, formal consultation takes place before any decision progresses.

Once this land is lost, it is lost permanently. I hope you will stand with residents in safeguarding it.

Thank you for your time. I look forward to your response.

Kind regards,
[redacted]

[redacted]

Katie Raw

From: [redacted]
Sent: 22 February 2026 16:50
To: Katie Raw
Subject: Objection to Ref 144830/FO/2025

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Objection to Ref 144830/FO/2025

Hi Katie, I'm writing to object to the rushed plans to build 50 houses on the Elsa Road sports field.

I demand the decision is moved to a public Planning Committee.

I'm speaking to the local press outlets (Levenshulme News, plus various Facebook groups) and have contacted the MEN and The Mill to highlight the damage this will subject an already hard-hit, deprived area to. I'm also focusing on the sheer speed at which this decision is trying to be pushed through. It's almost as if profiteering stakeholders are trying to act quickly before local residents have chance to organise.

Here are my objections:

- The developer has willfully neglected the site, allowing syringes and fly-tipping to accumulate.
- Neglect is being used as a justification for profit.
- Access is via a single, narrow street with no capacity for increased traffic.
- Local roads are already at a standstill for most of the day.
- Air pollution in Levenshulme is currently among the worst in the country.
- There is no provision for additional school places or GP surgeries.
- A one-day consultation period is procedurally insufficient for a project of this scale.
- The original covenant for community recreation is being ignored.

Look forward to hearing your thoughts.

[redacted]

Katie Raw

From: [redacted]
Sent: 22 February 2026 17:26
To: Katie Raw
Subject: Joshua Bettaney - Ref 144830/FO/2025

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Ref 144830/FO/2025

Hello, I am a Levenshulme resident emailing my concern over the planned development of the local cricket ground off Elsa Road.

I am unable to attend the meeting on Monday 23rd due to working at this time.

I want to make clear my opposition to the planned development in this location as a resident living near.

I live at [redacted]. I live just off both Barlow and Mount Road which are already crumbling under the increase traffic pressure within the area, not even including the unfinished development just off Mount Road which will contribute further to this.

The air quality in the area is poor and has been for some time, this is partly due to lack of protection of green spaces and trees.

The plan to build on this ground will cause further infrastructure pressure that the area simply cannot handle.

A decision to press ahead would be naive and poor urban planning, the road leading up to the ground is a single track, sandwiched between two rows of houses that are already occupied as well as turning onto a overloaded Barlow Road.

I would appreciate any follow up information on the results of the consultation on Monday.

Thank you,
[redacted]

Katie Raw

From: [redacted]
Sent: 22 February 2026 17:39
To: Katie Raw

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Planning Department,

I am writing to formally object to the proposed construction of new housing in on the grounds of east levenshulme cricket club with the already existing traffic congestion.

The local road network is already operating at or beyond capacity during peak times, with frequent delays, increased journey times, and growing safety concerns for both drivers and pedestrians. Adding a significant number of additional households will inevitably increase vehicle movements, placing hi further strain on infrastructure that is clearly not equipped to handle the extra volume.

In particular, residents are already experiencing:

- Regular congestion during morning and evening rush hours
- Increased noise and air pollution
- Difficulty accessing key routes and local services
- Heightened risks at busy junctions and crossings

Before any development is considered, there should be a comprehensive and transparent traffic impact assessment, along with clear, funded plans to mitigate congestion. Without meaningful infrastructure improvements, approving this development would negatively affect residents' quality of life and local road safety.

I respectfully request that these concerns be given full consideration during the planning process and that the proposal be reconsidered unless adequate traffic solutions are put in place.

Thank you for your time and attention.

Katie Raw

From: [redacted]
Sent: 22 February 2026 17:46
To: Katie Raw
Subject: REF 144830/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Katie,

I am sending this email in reference the proposed house build on the old cricket ground in Levenshulme.

I am 90 years old and unable to make the councillors surgery at the Arcadia on the 24th February.

I am opposed to this build for a number of reasons:

I live on [redacted], and looking at the proposals, it would mean I and other home owners will become overlooked.

Parking on the drive is already a problem, and I've no doubt cars from the proposed build will end up parking here due to its close proximity (this already happens at the bottom of the drive, often causing obstructions).

Traffic in the area is at best a joke; this is even before the huge development on Mellands Playing Fields is fully occupied. Bring into the equation the proposed developments on the Secret Lake, and Levenshulme Swimming Baths, traffic will come to a standstill.

There is no infrastructure planned to support all the new building developments in the area, which seem to be extremely close to each other.

I feel the locals would much prefer it to be used as a green space, as green spaces around Levenshulme seem to get built on, and places for children to play or wildlife to flourish are becoming less and less.

I would like my feedback factoring into the consultation.

Thanks,

[redacted]

Save Our Green Spaces

Say No to Building Over the Old Cricket Ground

We the undersigned are opposed to building over yet another green space in our neighborhood. There are already massive problems with congestion. Our air quality is in the worst 10% in the country. The building work will make life a misery for over 2 years. We call on the council to stop the proposed development and work with the local community to restore the old cricket Field into a real community asset.

Name	Address	Email Phone.
Phone		