

Comments on Planning Application 18/00119/FUL

re: Land South of Grove Street Ashton-under-Lyne

A) Comments on some errors and possible issues with the application form:

1) Item 10. Vehicle Parking

The proposed number of on-site parking spaces states 10 (2 per house). On looking at the plans I am not sure if this is true for plot 4 as the driveway appears too short for a car. It is only true for other plots if the garage is used.

2) Item 13. Biodiversity and Geological Conservation

I not sure if bats count as a relevant priority species. I am not sure where the bats nest but they can be seen most days in the summer evenings and nights over this site, providing the weather is presumably suitable for their activities.

3) Item 14. existing use

There is an error in the spelling or wording so it is not clear what is meant.

4) Item 15. Trees and Hedges

Are these answers correct as there are trees on the site.

5) Item 17. Residential units

States 4 where there should be 5.

B) Comments on Design & Access statement:

1) Item 1.0 Site Context & Analysis

Some of photos are many years old from Google and are wide-angle & distort the widths of the roads so they give a wrong impression of the available road space.

2) Item 4.0 Planning statement

Not sure what this refers to.

3) Item 5.0 Open Space assessment

Not sure what OL4 refers to. But there there is insufficient usable open amenity space on the adjacent estate now that this land has been sold. So if these these houses are built more people will share the dwindling amenity space and congested road space.

4) Item 6.0 Access & Accessibility

Off street parking

Some of drives are not capable of parking 2 cars on the driveway and plot 4 probably could not fit one car on the drive without extending onto the pavement and/or road. Plot 5 driveway is at angle which may be too narrow for adequate space to enter & leave the drive and garage.

In practice if the driveway cannot fit the car in drive the car by default will be parked on the road. Garages if used are often only used for overnight storage so if the household has 2 or more cars the ones which do not fit on drive will be parked on the road. This causes congestion of the road space. This problem occurs in the existing roads nearby. Many existing houses have extended the driveway to occupy most of the front garden to enable space for 2 cars. In the evening and at weekends the

congested road space is at best difficult to navigate or on bad days blocked especially for houses at the end of a cul-de-sac or at the small turning points.

5) There is no statement with regard to likely outcome of increased vehicles to the local roads

a) Possible increased safety issues:

There are various safety issues with regard to congested road space particularly poor visibility of children hidden behind parked vehicles and the likelihood of accidents. Access for emergency service vehicles may be an issue.

b) Possible increase in congested road space:

On the current estate the roads are narrow (mostly with no pavement) and if a car is parked on one side of the road, it is only just possible to get another vehicle to pass next to the parked car.

Larger vehicles cannot always get along the road if there are parked cars.

The limited turning areas are difficult to navigate when cars are parked.

There is insufficient space for visitor parking and tradesmen parking.

The congested road space is likely get worse with a greater number of vehicles.

6) No statement with regard to minimising disturbance and congestion during site preparation and building phases.

C) Comment on House Plans:

The houses proposed to be built have a higher roof height than nearby houses, presumably because they have a bedroom in the roof and therefore the roof style is different to most nearby houses. I cannot see the figure for the full height of the roof of the proposed houses whereas the roof height is shown for existing houses. They are clearly higher than the Lindisfarne road houses but slightly shorter than the last house on Grove street. This lack of information makes it difficult to determine if the height is an obstruction and/or out of character with the remaining houses on Lindisfarne Road.