

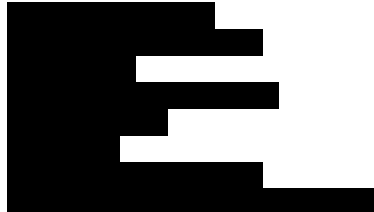
Planning Application Comment
From: DoNotReply@tameside.gov.uk
Sent: 03 April 2018 15:10
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21307908
Service Id: 440
Dated: 03/04/2018 15:09:47

Planning Application Number: 18/00119/FUL Date Of Application: 12/02/2018
Proposal: Construction of 5 No. detached houses and associated works
Site: Land South of
Grove Street
Ashton-Under-Lyne
Tameside

Comments From:



Comments On The Proposal...
Dear Sir(s),

Planning application for the Construction of 5 No. detached houses and associated works on the land
South Of Grove Street Ashton-Under-Lyne Tameside - Application number 18/00119/FUL -

With reference to the above planning application by Darson Homes Ltd.

I wish to voice my objections strongly for planning permission being granted by Tameside MBC for the construction of 5 detached houses.

My objections to this are :

There are covenants on this area of land which were emplaced when Leech Homes built the estate in 1979. These state that Tameside MBC must maintain this land as public open green space. This covenant must also apply to the new owner.

This area of land is subject to OL4 planning conditions which means that it is ,Protected Green Space.

This is stated on your own, Notice of application for planning permission (please see the attached).
If this land is, Protected Green Space, then surely Tameside MBC cannot legally grant planning permission for 5 detached houses to be built on it.

Further to the above:

There is no mention of how the land at the rear of Grovewood Close would be

Planning Application Comment

maintained in the future, should planning permission be given. There is no mention of an appropriate grounds maintenance schedule to prevent this land becoming an eyesore & an overgrown dumping ground.

The proposed properties are to be 3 storeys high. This is not in harmony with existing/surrounding properties on the estate. These houses will overlook the rear of homes on Grovewood Close & will result in a loss of privacy for them.

The two parking spaces per property specified would not be enough. This would result in residents parking along the public footpath & endangering pedestrians.

The proposed entrance via Lindisfarne Road would also compromise the safety of pedestrians, cyclists, runners & children who regularly frequent this area. The entrance to the new properties would go through 2 public footpaths running from Grove St to Lindisfarne Road. This will make the crossing exceedingly dangerous for pedestrian users.

In conclusion I request that planning permission for the land South Of Grove Street, Ashton-Under-Lyne Tameside - Application number 18/00119/FUL be rejected.

As I stated earlier, this land is subject to OL4 planning conditions which means it is classified by Tameside MBC as Protected green space. Planning permission by Tameside MBC to build on this land would contravene this.

Regards,

[REDACTED]

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