

Planning Application Comment

From: DoNotReply@tameside.gov.uk
Sent: 24 October 2018 19:19
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23064191
Service Id: 440
Dated: 24/10/2018 19:19:20

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...

I have received notification by post of amended plans in relation to planning application 18/00119/ful.

My previous objections and comments previously submitted still hold and are valid.

I have reviewed the revised plans and note that there are dozens of errors and untruths regarding the area bordering the applicants land. Areas are highlighted that show areas of open green space which are in fact none existent. The applicant lists farmers' fields, Daisy Nook country park, private land not accessible to the public and private land areas. Details of surveys that are 8 years out of date are shown to be factual, in fact they are not. The local authority has been actively engaged in reducing their land ownership of green space as surplus land, therefore seriously reducing the overall availability of such land.

These facts are not current.

The applicant also makes threats referencing the point that if planning permission is not obtained they will put a 2 metre high fence around the site. This green open space has been designated as such by a previous planning permission when the estate was built causing it to remain for the use of the residents children. Until such a time that new planning permissions may be granted this previous planning direction should remain.

The applicant has purposely failed to routinely maintain the area in an effort to make the land hostile and unfavourable for people and in particular children to utilise its use. This is contrary to the previous planning permissions, documents held in Heginbottom Mill Tameside Local Studies Archive show this to be the case.

The site now shows access is to be made from Grove Street. Currently this road

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is "Stopped Up" outside number 15 Grove Street. It carries a prohibition to all vehicular traffic by the placement of horseshoe barriers allowing only pedestrian type traffic to traverse it. By opening up this road it will allow traffic to connect directly with Lindisfarne Road, which lies south of the site. This in effect will cause a rat run, from Lord Sheldon Way and the Ashton Moss area through the estate and out along Grove Street onto Newmarket Road, ultimately connecting with Droylsden and Oldham. Once this route becomes known, drivers can routinely avoid circumnavigating the town centre of Ashton and use the new route to save distance and time by doing so. This is a major road safety issue which has not been addressed at all by the applicant. Four additional small cherry trees have been shown on the revised plans, this will not prohibit any traffic flow from Lindisfarne Road onto Grove Street. Traffic, whose drivers will use this route, to travel from the Ashton Moss side will travel from the Richmond Street area onto Lindisfarne Road onto the new connected Grove Street and ultimately onto Oldham and Droylsden from Newmarket Road. This is unacceptable and a major safety issue. Traffic will cross two public footpaths, Ash120/Ash121 when traveling from Lindisfarne Road onto the site. Pedestrians will be in danger. There are no sight lines when traveling along Lindisfarne Road due to the position of houses at this junction. This junction has not been taken into account by the applicant and indeed has not been addressed at all. It forms a major departure from the original site layout. I maintain that the provisions of OL4 and the loss of Green open space has not been demonstrated by the applicant as being a sufficient requirement of this application. The loss of this area will cause residents to suffer greatly from its loss. Currently the site contains no warnings, no signs or barriers or any other device prohibiting pedestrian use. In reality when casually passing through you would not be aware who the owners of the land are. I continue to object against the application and ask that planning is refused on the grounds that I have raised.

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