

Planning Application Comment
From: DoNotReply@tameside.gov.uk
Sent: 23 July 2018 12:49
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22484449
Service Id: 440
Dated: 23/07/2018 12:49:01

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:

[REDACTED]

Comments On The Proposal...

[REDACTED] I wish to
formally object to the
proposed development.
My objections to this are :

There are covenants on this area of land which have been in place since 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. As this land is Protected Green Space then surely Tameside MBC cannot legally grant planning permission for 5 detached houses to be built on it.

There is also no mention of how the land at the rear of Grovewood Close would be maintained in the future, should planning permission be given. There is no mention of an appropriate grounds maintenance schedule to prevent this land becoming overgrown and a potential 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 those residents.

The two parking spaces per property specified would not be enough, especially

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when the homes are visited and the footpath, essentially becoming an overflow car park. This would result in pedestrians being placed in danger.

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 remove 2 public footpaths running from Grove St to Lindisfarne Road. This will make the crossing exceedingly dangerous for pedestrian users.

The current low kerb is frequently mounted by motorists for easy access and this will clearly become a rat run for some motorists eager to avoid the traffic from the by-pass (A6140), through Richmond Street in order to access Newmarket Road and Oldham Road to avoid the traffic into Ashton Town centre. From an environmental point of view, this protected green space is a vital local flood defence. To replace this with more hard landscaping increases the risk of flooding as the drains will have less ability to cope with flash floods. This water will back-up as the drains fail to cope and cause flooding to properties previously protected.

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 the criteria of OL4. The land was designated as recreational green space, therefore it is not, 'Incidental Open Space'. There are no viable, safe alternatives for young children to play. In fact the space is almost unique in it's suitability as a safe play area, being in full view of the properties on Grovewood Close, Marsden Close, Lindisfarne Road and Croxdale Close. No road traffic threatens those using the area and the area until recently benefited from regular maintenance.

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.

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