

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 11<sup>th</sup> March 2010

**Plans List No.** 2

**Application Number** 092089/OO/2009/N1

**Main Agenda No.**

**Ward** Crumpsall

**Description and Address**

OUTLINE APPLICATION for residential development comprising 120 units, including means of access from Blackley New Road, and environmental enhancement works and all other matters reserved.

Former Bowker Bank Dye Works, Industrial Estate Adjoining Pond And Land To Rear Of 227-279 Blackley New Road, Crumpsall, Manchester.

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1. **Member of Parliament**

A letter of objection to the Planning application has been received from Mr Graham Stringer MP. He considers that the proposal for 120 residential units on the site will destroy a very attractive and important natural resource in North Manchester. The density of the development is unacceptable and he does not believe North Manchester should lose a pond which has been well maintained by the local fishing club and supports a range of flora and fauna.

He states that his constituents do not want this proposal and they believe it will lead to a loss of visual amenity. He understands the proposal includes the construction of a bridge from Blackley New Road which is going to make the area look less attractive.

He has dealt with problems of overflowing sewers in the past and asks whether the sewage system has been inspected to see if it can support 120 new homes.

2. **Officers/Outside Bodies**

A further letter of objection has been received from a resident of Bowker Bank Avenue. The main points raised relate to not wanting to see the existing access road being used for the main access for the proposal and that it should only be used as an emergency access lane only. The proposals indicate that the main vehicular access onto the site would be from a new road from

Blackley New Road and that the existing access lane onto Bowker Bank Avenue would be only used as an emergency access point.

2. **Officers/Outside Bodies**

Following the submission of supplementary information from the applicant's agent directly to the Highway Services department further comments have been received. These state that:

Although the site is perhaps a little distant from the nearest convenience store (Post Office on Middleton Road) the accessibility to public transport is very good. This is likely to encourage some modal shift in travel to work patterns, especially with the proximity of Metrolink.

Severance appears to be an issue due the river bisecting the site. This effectively 'funnels' all potential residents across the proposed bridge and creates slightly more circuitous routes to Blackley New Road for properties to either end of the site. This consequently lengthens journeys on foot compared with a more permeable site.

Overall, accessibility for pedestrians is not perfect. However, on balance, the site has a good public transport offer for residents to encourage modal shift away from the private vehicle. It would therefore be considered as having an acceptable level of connectivity.

3. **Head of Planning - Further Observations**

The Head of Planning's recommendation is unchanged and is to **Refuse** this application.