

Area 2 – Cheetham and Crumpsall

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

CC2 As one of the City's major green fingers, the Irk Valley will continue to be subject to policies aimed at environmental improvement, recreational development and the protection of wildlife. Improvements will be made not just to benefit nearby communities, but also to produce linear pedestrian and cycle routes through the valley with the route being positioned near to the river wherever practicable.

Reason: This is a long-term strategy which is already bearing fruit. Further opportunities for the creation of open spaces, landscaping, pedestrian and cycle routes will be taken as they arise and with full regard to the need to protect the interests of existing businesses in the area.

CC3 Notwithstanding the generality of Proposal CC2, the Council will permit additional development for housing and business/industrial purposes in the Irk Valley, but only where this can be achieved without detriment to the environmental objectives described in that policy. This proposal applies to the Lower Crumpsall area (see CC11), Crumpsall Vale and Hendham Vale (see CC12).

Reason: There is some scope for the development of housing and business activities in these parts of the valley, but proposals will require particularly careful siting, and a high standard of design. The primary objectives of environmental protection and improvement will continue to be given full weight by the Council in determining any planning applications.

CC4 The Council intends to enhance the character of Cheetham Hill Road, Bury New Road/Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new developments in order to restore the unity and particular character of the roads, and to improve the setting of listed and other important buildings. In addition, the Council will encourage the conservation and refurbishment of buildings of character and quality.

Reason: To ensure improvements in the appearance of the City's major radial and orbital routes. To complement this policy, the Council will also take action to reduce the number of unauthorized signs and advertisements in the Cheetham Hill Road, and Bury New Road/Great Ducie Street areas.

CC5 In addition to the areas mentioned in CC4, the Council will act to maintain and improve areas of recognised townscape value, and will encourage the conservation and refurbishment of buildings of character and quality, especially:-

- a) within the general area of Crumpsall Lane and Seymour Road;
- b) in the Crumpsall Green area.

Reason: To conserve the distinctive character of these areas.

HOUSING

CC6 The following sites are allocated for residential development:-

- a) Barrow Hill Road/Charles Cradock Drive;
- b) Bignor Street;
- c) Derby Street/Salford Brow;
- d) Boomfield Drive;
- e) Newsholme Street/Winterford Road;
- f) Crescent Road;
- g) Middleton Road/Melton Road;
- h) Zeneca sportsground, Hazelbottom Road/Chataway Road (subject to a replacement site being agreed with the Council);
- i) Park Road.

Reason: To provide opportunities for a range of housing development so as to promote the revitalization of the City's housing stock and to meet the housing requirements set out in Strategic Guidance.

CC7 The Council will continue to improve the environment of terraced housing areas in need of upgrading, with priority being given to the Greenhill Road area.

Reason: To ensure the continued revitalisation of the City's housing areas, and to complement action to improve the housing stock itself.

CC8 The Council will continue to improve the environment of Council estates, especially the Waterloo Road estate.

Reason: To ensure the continued revitalisation of the City's housing areas, and to complement action to improve the housing stock itself. The elements of these improvements will be included in a brief to be prepared by the City Council.

CC9 The following sites are allocated as permanent residential and winter quarters for travelling show people:-

- a) Collingham Street;
- b) Waterloo Street/Celia Street.

Reason: To meet a specific need and to provide a degree of permanence to what have been temporary arrangements to date.

INDUSTRIAL AND COMMERCIAL USES

CC10 The Council will encourage the continued high level of economic activity in Strangeways and lower Cheetham Hill Road areas, recognising particularly the needs of the wholesale trades which dominate these areas. The Council recognises the regional role played by this locality and will pursue policies designed to improve the efficiency of existing businesses (notably wholesale cash and carry and bulk distributive trades), by environmental improvements and better parking and servicing. Permission will be granted for the redevelopment of buildings or sites only where the proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements contained in policies expressed elsewhere in the Plan.

Reason: To ensure the continued economic vitality of this key area in the City's economy.

CC14 The Bury New Road/Fairy Lane site is allocated for commercial employment uses such as wholesale cash and carry, subject to proper provision being made to ensure highway safety, and proper safeguards for the amenity of nearby residents.

Reason: In order to promote employment opportunities. The site is alongside a busy main road and close to housing.

CC15 The main road frontage of the site at Cheetham Hill Road/Bignor Street is allocated for business uses, subject to a high quality of design.

Reason: To increase employment opportunities and secure the development of an unattractive gap in a main road frontage.

CC16 The former Queen's Road Tip is proposed for comprehensive development, to include:-

- a) office uses/light industry (B1 Use Class);
- b) general industry/wholesale/distribution (B2 and B8 Use Classes);
- c) leisure or recreational facilities, including open space accessible to the public.

Any proposed development would need to demonstrate that there would be no adverse impact on adjoining residential communities and to take measures to ameliorate any ground contamination present at the time of development. Proposals should be designed to create better links for pedestrians and cyclists with adjoining residential areas and the Irk Valley.

Reason: To maximise employment and economic activity on an under-used site, and to take the opportunity provided by redevelopment to improve footpath, cycle and recreation links in the area. An example of the latter would be a connection between footpaths 108/95 and 90.

SHOPPING AND COMMUNITY FACILITIES

CC18 The Council will not normally permit expansion of retail uses in the area around Cheetham Hill Road/Queens Road/Elizabeth Street beyond the area shown on the Proposals Map (which generally incorporates sites already developed or where planning permissions have already been granted) but would permit appropriate redevelopment schemes within this area. Notwithstanding the generality of this proposal, the Council will not usually permit food-based stores within this area.

Reason: If this area is to function properly as a "non-food retail warehouse park", steps need to be taken to impose a coherent circulation system, and a landscape framework which supports it and improves the visual quality of the area. The development of major retail units in an ad hoc way has created an unsatisfactory environment, from the point of view of pedestrians in particular.

CC19 The Council will permit redevelopment within the St. Luke's Church/Temple Cinema site on Cheetham Hill Road for commercial/ retail/leisure purposes, provided that the retention of listed structures and conservation of the special character of the site can be achieved.

Reason: To ensure the economic reuse of an important frontage site and the conservation of listed buildings in a proper setting.

LEISURE AND RECREATION

CC20 The Moss Bank land adjoining St Anne's School will be retained for use by the school as a recreational area with the intention of being incorporated into the school site and the former Middleton Road Open Air School playing fields will be reserved for educational use as playing fields.

Reason: To provide adequate facilities for the schools.

CC21 The following sites will be enhanced for recreation or for permanent open space:-

- a) Heywood Street;
- b) former Wesleyan Cemetery, Thomas Street.

Reason: To ensure adequate and high quality open space remains in this densely developed part of the City which is characterised by housing with little or no private open space and limited access to formal parks. The precise elements of any schemes will be determined in a brief to be prepared by the Council.