

## **AREA 11 - RUSHOLME AND FALLOWFIELD**

**RF3** The Council will improve the following sites in the Victoria Park Conservation Area:-

- a) Regent Place;
- b) Kent Road West.

**Reason:** To ensure the continued protection and enhancement of the distinctive character of the area. The proposal is a further development of the Strategy pursued by the Council for many years for the Victoria Park Conservation Area.

**RF4** The Council will protect the line of the Nico Ditch from the effect of harmful development.

**Reason:** To protect an area of historic heritage. The Council will also investigate the scope for creating a long-distance recreational route based on this feature, and will undertake a study of its wider educational value.

### **HOUSING AREAS**

**RF6** Land at Moseley Road/Ladybarn Lane/Balmoral Street is allocated for a range of uses including residential, business use (B1) or possibly a mixed use scheme incorporating a small element of retailing. The mix of uses will depend upon their impact upon surrounding housing. Retention and conversion of the original school building is encouraged.

**Reason:** To ensure that this site is developed in such a way as to protect the amenity of surrounding residents whilst acknowledging the commercial potential of the site. The original building adds to the character of the area and its retention is desirable.

### **INDUSTRIAL AND COMMERCIAL USES**

**RF7** Land at Dagenham Road is allocated for small scale industrial and commercial uses falling within Use Class B1 of the Town and Country Planning (Use Classes Order) 1987.

**Reason:** To encourage local businesses and job creation. Other small sites in the District Centre may come forward during the period of the Plan and will be considered on their merits. Such uses are not generally appropriate close to housing.

### **SHOPPING AND COMMUNITY FACILITIES**

**RF8** New uses falling within Class A3 of the Town and Country Planning (Use Classes Order) 1987 will not be permitted in properties 35-75 Wilmslow Road.

**Reason:** To safeguard the residential amenities of the occupiers of Deyne Avenue.

### **LEISURE & RECREATION**

**RF10** The City Council will create a cycleway and walkway along the route of the former Fallowfield railway line.

**Reason:** To provide further development of a wider strategic network and to make use of this valuable unused resource to improve the range of leisure opportunities for local residents. The line has a variety of natural wildlife habitats. The development of a cycleway and walkway will be carried out so as to ensure these habitats are protected. This proposal is part of a wider aim to promote cycle routes throughout the area, particularly where cycle use is at its heaviest.

**RF11** The land to the rear of Clinton Avenue, Fallowfield is allocated for leisure uses for play space.

**Reason:** The area is deficient in local leisure facilities particularly for young children. The Council will consult local residents in drawing up proposals for this site.

#### **TRANSPORT**

**RF12** The Council will improve conditions for road users and pedestrians along the Wilmslow Road corridor.

**Reason:** To improve the flow of traffic and improve conditions for cyclists, buses and pedestrians. The Council will implement the traffic proposals, approved in July 1990, for the Wilmslow Road corridor between the City Centre and Withington Village, to widen stretches of the pavement and introduce a bus/cycle only lane at peak times and restrict the times at which shops are serviced. Pedestrian movement and safety will be improved by standardising the pavement widths where possible and particular attention will be paid to the needs of people whose mobility is impaired. Parallel policies will be devised to deal with the effects of traffic displaced from Wilmslow Road, to avoid "rat-running" on unsuitable residential streets.