

Area 1 Blackley, Charlestown and Moston

Area Policies:

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

BM2 The Irk Valley north of Victoria Avenue, will continue to be subject to policies aimed at environmental improvement and recreational development. No building will be permitted in this area which would damage the open character of the valley or its existing wildlife habitats. This policy also applies to the cloughs which are a feature of the valley. A small number of infill housing plots may be acceptable on the plateau areas above the valley sides and individual proposals will be judged on their merits. 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.

In order to create and protect a network of safe and attractive major linear recreational areas across the northern fringe of the City, and to safeguard the wedge of green space along the Manchester/Rochdale border. Were it not for the motorway proposal in this area the scope for housing on an infill basis would undoubtedly be greater.

BM3 The Irk Valley south of Victoria Avenue, as one of the city's major green fingers, 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.

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.

BM4 The Council will maintain and enhance the valley of Moston Brook as a recreational open space.

In order to benefit residential communities abutting the Brook, and to provide an attractive link to other open spaces along the Brook, within and outside the City.

BM5 The Council will prepare, and subsequently implement, area development briefs intended to enhance the character and ecological value of the following areas:-

- a) Bailey's Wood and the Damhead Valley;
- b) most of Shackcliffe Green;
- c) Boggart Hole Clough;
- d) Nuthurst Road Park.

These are important open spaces which could be used more effectively to meet the needs of residents without damage to the local environment.

BM6 The Crab Lane Conservation Area will continue to be safeguarded and enhanced.

To conserve the special character of the area.

BM7 The Council will maintain and improve areas of recognised townscape value, especially in the following areas:-

- a) Boothroyden;
- b) the general areas of Rochdale Road at Boggart Hole dough, Polefield Road and Old Road.

To safeguard the special character of these two areas. The Council will encourage the conservation and refurbishment of older buildings of quality in these areas and will take steps to prevent the loss of mature trees.

HOUSING

BM8 The following areas are proposed for residential development:-

- a) Crab Lane, opposite Stansfield Close;
- b) Blackley Village, north of Old Market Street between Oakworth Street and Surrey Street;
- c) site at the southern end of St. Mary's Road south of Shelley Street;
- d) land to the rear of Belgrave Road, adjacent to the Rochdale Canal;
- e) Chain Bar Mill if the site becomes available;
- f) parts of ShackLiffe Green;
- g) former secondary school, Moston Lane/Parkhurst Avenue;
- h) Hill Lane, adjacent to Westland Drive;
- i) Moston Mill, Blandford Drive.

To ensure that sites are available for housing development and to consolidate the residential character of the area.

BM9 The Council will continue to improve the environment of the Moston Miners estate.

To complement action being taken to improve the area's housing stock.

LEISURE AND RECREATION

BM12 The Council will permit development necessary to secure the retention of Pike Fold Golf Course as a significant leisure amenity for North Manchester.

To ensure its continued functioning in the light of reorganisation that will be necessary following the extension of the M66 motorway. A small amount of carefully located development may be necessary to secure the retention of a valuable leisure facility.

BM13 The Council proposes to provide for an increased range of recreation and leisure-based activities at Heaton Park in a manner which is compatible with the special character of the park and which respects the amenity of adjoining residential communities. In particular, any scheme must:-

- a) take account of Policy E2.1 which relates to development in the Green Belt;
- b) preserve and enhance the architectural integrity and educational and cultural value of Heaton Hall and its associated features, including the historic character of the landscape.

Heaton Park is a major strategic recreational opportunity not only for people living in Manchester but also for people in Salford, Bury, Rochdale and from further afield. The Council wishes to see a substantial improvement in the quality and range of facilities provided in the Park and also in Heaton Hall (a Grade 1 listed building). The process of revitalising the Park, and of ensuring that it achieves its full recreational potential, is likely to take many years and to involve considerable sums in both capital and revenue expenditure. The key projects are likely to include:-

- i. *upgrading the golf course and introducing appropriate supporting facilities;*
- ii. *restoring and bringing into beneficial use all of Heaton Hall;*
- iii. *renewing and improving the landscape in each of the Park's zones;*
- iv. *bringing further attractions and events to the Park that are compatible with its status;*

Heaton Park also forms the southern tip of an extensive area of open land which prevents the merging together of Whitefield, Prestwich, Middleton and North Manchester. As a result of the role it plays in this context the area is designated Green Belt. This means that only limited types of development are acceptable. The developments the Council wishes to promote will be consistent with the Park's role as Green Belt.

TRANSPORT

BM14 The Council proposes improvements for the safety of pedestrians and cyclists and to ease conflicts between road users at the following locations:-

- a) Gardeners' Arms roundabout at Hollinwood Avenue;

- b) junction of Rochdale Road/Victoria Avenue;
- c) junction of Blackley New Road/Old Market Street.

To improve the safety of pedestrians and cyclists at road junctions with heavy traffic volumes, or unusual configuration where such improvements can be identified. The precise nature of the improvements will require detailed studies by the Council.