

AREA 3 – HARPURHEY, LIGHTBOWNE AND COLLYHURST

Area Policies

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

HC3 Along Rochdale Road and Oldham Road the Council will permit only designs and uses appropriate to such important thoroughfares which link the Regional Centre with the City's major Urban Regeneration Areas, including the proposed site for the Olympic-standard stadium. Landscaped areas should be enhanced and further landscaping opportunities sought in association with new development proposals.

Reason: To link the improvements to the wider regeneration strategy, and ensure that the quality of development reflects the strategic importance of the routes concerned.

HC4 The Council will permit the redevelopment of much of the land that lies between Rochdale Road and Fernclough Road. A range of uses is appropriate, including retail, commercial and residential. Schemes will be required to take into account:

- a) the need for a high quality design;
- b) the protection of residential amenity;
- c) the need to improve the overall appearance of Rochdale Road as a main route to and from the City; and
- d) the need to safeguard and improve the existing Peace Park.

Reason: To secure types of use and the quality of design appropriate to this important location.

HC5 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 routes being positioned near the river wherever practicable. Particular schemes for environmental improvement include:-

- a) Sand Street;
- b) Collyhurst Road/Fitzgeorge Street;
- c) Harpurhey Phase 2;
- d) Smedley Road scrapyard;
- e) Hendham Vale.

Reason: In order to enhance the environment for adjoining local residents and to optimise the recreational potential of the river valley. It is also necessary to improve the image of the area for existing and future economic investment, especially in the southern part of the valley which is primarily an industrial and commercial area on the fringe of the city centre. The Council especially wishes to create pedestrian and cycle routes which link the Irk Valley with the City Centre.

HC6 A number of sites throughout the area are proposed to be developed/landscaped for permanent open space including:-

- a) Capstan Street, for St Matthew's School;
- b) Moston Lane/Ashley Lane at the entrance to the primary school for use as an extension to the school playing field and nature study area.

Reason: To enhance the environment around local schools.

HC7 The Council will carry out schemes to enhance other open spaces remaining within the area, with priority being given to:-

- a) Queen's Park;
- b) St. Michael's Flags; and
- c) Collyhurst Village Park.

Reason: These are important open spaces which need to be improved and used more effectively to meet the needs of local residents. The element of the improvements will be determined in a brief to be produced by the City Council.

HOUSING

HC8 The Council will carry out a series of environmental improvements in the areas of Monsall, Carisbrook Estate and Collyhurst. These will include the removal of narrow walkways and altering the layout to a more traditional form; and the removal of high fences, walls and planted areas close to pavements and footpaths.

Reason: The spaces around the buildings on these estates are poor and contribute to the problem of security and personal safety for local residents. The measures (which will also include better street-lighting) will complement other action designed to improve the housing stock itself.

HC9 The following sites are allocated for housing development:-

- b) Kingscliffe Street/Hillier Street;
- c) former Margaret Ashton College, Church Lane/Zeta Street;
- e) Thistle Mill site, Factory Lane.

Reason: In order to comply with Strategic Guidance from the Secretary of State, and to provide a variety of housing tenures within the reach of local people wishing to remain in the area.

INDUSTRIAL AND COMMERCIAL USES

HC10 The following sites are allocated for business or commercial development:-

- a) Dalton Street;
- b) "CIS" site at Rochdale Road/Miller Street;
- c) Oldham Road Goods Yard.

Reason: In order to maximise employment opportunities on suitable sites.

HC11 The following sites are allocated for commercial/business uses:-

- a) adjacent to the junction of Rochdale Road/Queens Road, as part of the Monsall Urban Renewal Area;
- b) western frontage of Rochdale Road, immediately south of Queens Park (subject to the retention of the majority of the trees).

Reason: The Council wishes to maximise employment opportunities wherever possible, but wishes to secure good quality development in this sensitive location near Queens Park. Site (a), in particular, will require the preparation of a development brief.

LEISURE AND RECREATION

HC14 The Council will maintain and enhance the line of Moston Brook as a recreational open space, especially around:-

- a) the Monsall Urban Renewal Area;
- b) Ravine Avenue.

Reason: In order to enhance the environment of adjoining local residents and the recreational and ecological value of the valley. The opportunity exists at Ravine Avenue for improving the area around the existing animal sanctuary and to improve the setting for a listed building.

TRANSPORT

HC15 The Council will improve conditions for cyclists and pedestrians, and ease conflicts between road users at the following locations:-

- a) Moston Lane shopping centre;
- b) junction of Rochdale Road/Lathbury Road/Fernclough Road;
- c) junction of Northampton Road/Church Lane.

Reason: These are known problem locations for local people. The precise nature of the improvements will require detailed studies by the Council.