

Area 9 – North and South Gorton

GO3 The Council will bring about environmental improvements to the following sites:-

- a) Glencastle Road;
- b) Levenshulme Road;
- c) Acheson Street.

Reason: To achieve environmental improvements to these run-down sites. The Council will implement this policy by proposing development briefs and by a range of direct means including tree-planting, upgrading of pedestrian footpaths and pavements as well as general landscaping, and rationalizing and improving access arrangements.

GO4 The Council will protect the line of the Nico Ditch from the effects 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

GO5 The following sites are allocated for new residential development:-

- a) Taylor Street;
- b) Vine Street;
- c) Lees Street/Constable Street;
- d) Gibson Avenue/Abbey Hey Lane;
- e) Knutsford Road;
- f) Wembley Road/Holmcroft Road;
- g) Collin Avenue;
- h) Bowling Road;
- i) Wayland Road South;
- j) Jubilee Works, Constable Street;
- k) Sunny Brow Road/Williams Street;
- l) Sandfold Lane.

Reason: These sites will contribute to the regeneration of Gorton North and South and the Plan's overall housing land availability. Once the precise extent of the area that can be developed at Sandfold Lane has been determined, the remainder of the land will be reserved for open space.

INDUSTRIAL AND COMMERCIAL USES

GO6 Sites on the Hyde Road frontage, as shown on the Proposals Map, are allocated for industrial, commercial or retail development.

Reason: To increase the number and range of job opportunities and training available for local people. Subject to suitable safeguards for residential amenity, these sites are capable of accommodating increased commercial activity and extensions to the Gorton District Centre.

GO8 No further extension or intensification of the existing industrial or commercial activity will be permitted in the existing industrial premises at:-

- a) Lees Street;
- b) Sunny Brow Road.

The Council will view favourably the redevelopment of these sites for residential uses.

Reason: To limit the adverse affects of these activities on nearby residential properties.

TRANSPORT

GO10 Along Hyde Road, the Council will improve pedestrian facilities and, where appropriate, provide traffic calming measures in neighbouring residential areas, improve and maintain public transport use and enhance the opportunities for economic regeneration in the area.

Reason: The Hyde Road Improvement Scheme to create a dual carriageway with two lanes in both directions is now abandoned by the Council. For development control purposes the previous land protection envelope for the Hyde Road widening stretching from the City boundary to the intermediate Ring Road has been abandoned and a revised protection envelope for the section between Chapman Street and the former Gorton Baths adopted.

In recognition of the distinct characteristics associated with various stretches of the corridor, the Council will continue to develop solutions specific to the needs of each part of the corridor for the purposes of bringing forward detailed proposals to help secure social and economic regeneration in the area.

GO11 The City Council will provide satisfactory and safe access for pedestrians as part of the improvements to Hyde Road. This proposal applies in particular to:-

- a) the District Centre;
- b) Tan Yard Brow;
- c) Debdale Park;
- d) Belle Vue.

Reason: To improve pedestrian safety, particularly for those with disabilities. The precise nature of the improvements will require detailed studies by the Council.

LEISURE AND RECREATION

GO12 The Council will permit proposals in Line with the Gore Brook Valley Park Strategy to create an informal open space linking Sunny Brow Park and Debdale Park, and will refuse planning permission for proposals which conflict with that objective. Further improvements will include landscape works to Brookfield Churchyard and leisure uses on land adjacent to Gorton Reservoir.

Reason: To improve the local environment and provide a comprehensive network of linked open spaces and varied recreational uses. The Gore Brook Valley Park Strategy has been pursued by the Council for many years and has the Strategic objective of improving access to areas of open land from the surrounding residential areas.

GO13 The Council will, in co-operation with Stockport MBC and British Rail, create a "green" link from Abbey Hey to Highfield Country Park in Levenshulme along the disused rail line.

Reason: To provide a safe and attractive route, away from traffic, for recreational walks and cycling as part of the City's strategic network of open space. This proposal will be promoted in consultation with the local communities to ensure that it is carried out with proper regard to safety and amenity.

GO14 The Council will protect the line of the former Stockport Branch Canal from development to provide a "green" link from Debdale Park to the wider community in East Manchester. The Council will improve the safety and environmental quality of, and access to, this important recreational route.

Reason: To create a strategic open space and recreational link between areas of disadvantaged communities. The route of the link will need to be the subject of consultation with Stockport MBC and other interested parties.

GO15 The Council will protect the Godfrey Erman playing fields from built development in order to encourage the re-use of the site for recreational purposes.

Reason: The Council wishes to see an increase in local recreational opportunities and considers that the whole of this land should be protected so that the former sports and recreation use may be restored.

GO16 The Council will continue to recognize the importance of areas of open land and water on the Manchester/Tameside boundary between Hyde Road and Ashton Old Road, and will seek to protect them from development which does not provide for or enhance leisure or recreational uses.

Reason: To protect the particular character of the area, increase and improve local recreational opportunities and prevent the incursion of urban development into the area.