

AREA POLICIES

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

LL2 The Council will create a walkway and cycleway along the route of the former Fallowfield Loop railway line.

Reason: To introduce a recreational facility into the area. This will be done in a way which preserves the habitats and create conditions conducive to the establishment of further wild life areas. (See also RF10).

LL3 The Council will protect from development and improve the major existing areas of open land on the boundary of the area with Stockport. Priority will be given to upgrading Highfield Country Park.

Reason: To safeguard the amenity of valuable open space. Highfield County Park in particular needs major investment to enable it to play an effective role in the recreation needs of the local area during the Plan period.

LL4 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.

LL5 The Council will make environmental improvements at Addison Terrace.

Reason: To ensure the continued protection and enhancement of the distinctive character of the area. The nature of the improvements will require further detailed study.

INDUSTRIAL AND COMMERCIAL USES

LL7 The site of the former Birchfields Bus Depot on the corner of Birchfields Road/Moseley Road is allocated for business/light industrial (B1), residential, leisure and or local shopping uses.

Reason: To ensure that this site is developed to its full potential and for a purpose that is suitable adjacent to a residential area. The site would be especially suitable for a headquarters establishment, given its prominent position on one of the busiest roads into the City Centre.

LL8 Land between Redgate Lane and Belle Vue Avenue adjacent to the Intermediate Ring Road is allocated for commercial/business uses.

Reason: To exploit the potential of this highly accessible site for new commercial activity.

LL9 The land fronting Hyde Road adjacent to the Showcase cinema is allocated for a range of commercial activities. Whilst it fronts Hyde Road, it adjoins housing to the rear and the form of any development must take this into account.

Reason: To encourage the use of this vacant Land taking into account its location adjacent to houses on Bracewell Close.

HOUSING

LL10 The scope for new housing is limited to infill sites. The following sites are allocated for housing:-

- a) Stanley Grove;
- b) Queens Grove;
- c) vacant sites between Crowcroft Road and Park Grove;

d) Anson Road.

Reason: To facilitate a limited amount of new housing development in the area, probably mainly by Housing Associations.

LL11 The Council will work with local residents to decide upon the future use of the area's open space including sites formerly used as gardens on the Anson Estate particularly around the cottage flats on Bexhill Close. Possible uses include housing, garden extensions, garages or allotments. They must be compatible with residential uses, and decisions will be taken on a site-by-site basis in full consultation with local residents.

Reason: To increase the security of the housing in this area and utilise unused areas of open land for the benefit of the residents who live nearby.

LEISURE AND RECREATION

LL12 The land forming the undeveloped part of the former Duchess of York Hospital is allocated for development as a Town Park.

Reason: To provide a valuable local amenity in a part of the City without ready access to a local park.

SHOPPING AND COMMUNITY FACILITIES

LL13 The vacant site on the corner of Stanley Grove/Stockport Road in Longsight District Centre is allocated for retail and/or business purposes.

Reason: To guide developers who wish to develop this prime site.

LL14 The Council will permit new developments and the improvement of shopping and related services on Stockport Road within Levenshulme District Centre so long as they do not cause disamenity to residents of adjacent areas resulting from noise, litter and car parking.

Reason: To ensure the function of this important centre continues in a way which is not disruptive to, and meets the needs of local residents.

LL15 The Council will improve pedestrian safety and off street parking in shopping areas with specific reference to the needs of people with Limited mobility, particularly in the vicinity of:-

- a) Stockport Road/Dickinson Road/Stanley Grove;
- b) Stockport Road throughout Levenshulme shopping centre.

Reason: To ensure that pedestrians can use the shopping facilities in safety. The nature of the improvements will require further detailed study.