

AREA 15 - DIDSBURY

AREA POLICIES

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

DB2 Existing woodland areas at Heyscroft, Palatine Road and the Nazarene College, Dene Road will be protected and their improvement sought in conjunction with the owners.

Reason: These areas of woodland form a visually important and attractive feature on the fringe of the Mersey Valley and are now protected by a Tree Preservation Order. This policy will complement protection given to adjoining woodland by policy DB25.

DB3 The informal open space between Palatine Road and the River Mersey immediately north of Northenden Bridge is allocated for environmental improvement.

Reason: This area constitutes an important landscape feature immediately adjoining the River Mersey and its improvement and management would lead to a significant upgrading of this part of the Mersey Valley.

TRANSPORT

DB7 The Council will implement traffic management measures in order to reduce on-street parking problems in the following residential streets around Didsbury Village:-

- a) Albert Hill Street;
- b) Old Oak Street;
- c) Elm Grove;
- d) Grange Lane;
- e) Whitechapel Street;
- f) Grove Lane;
- g) Crossway.

The Council will also consider similar measures for roads around Manchester Metropolitan University's Didsbury Campus.

Reason: To alleviate the pressure for parking on residential side streets. These side streets in Didsbury are currently suffering from severe congestion mainly caused by parked cars. Residents have to compete with shoppers and people working in the village. In the areas around the MMU site, congestion is evident and the Council will, in liaison with the MMU, consider proposals to reduce this problem.

DB9 The Council will improve the safety of pedestrians and cyclists at the following major road junctions:-

- a) Barlow Moor Road/Princess Road;
- b) Parrswood Lane/Wilmslow Road/Kingsway.

Reason: The width of the carriageway and the volume of traffic at these junctions can be dangerous to cyclists and pedestrians, particularly disabled people. Options may include provision of cycle lanes, cycle priority signs and pedestrian only phases.

DB10 The Council will develop a network of off-street cycling and pedestrian routes in Didsbury, and improve those already existing. Particular attention will be given to:-

- a) the former Midland railway Line alongside the proposed Metroink extension;
- b) the Mersey Valley;
- c) the part of the Trans-Pennine Trail which links the former Midland railway line to the Mersey Valley.

Reason: To develop and improve a recreational resource and to improve safety for pedestrians and cyclists.

EMPLOYMENT AND ECONOMIC DEVELOPMENT

DB12 Further business development will be permitted at the following sites:-

- a) Towers 2000 Business Park, Wilmslow Road;
- b) Siemens, Princess Road.

In considering proposals for the expansion and/or redevelopment of existing major employment sites in the area, the Council will have regard to the need to minimise detrimental impact upon environmental quality, the character of the area, residential amenity and traffic movements.

Reason: The Council wishes to allow existing activities to develop but to retain the high environmental quality which makes Didsbury an attractive place to live and work. The existing major employment sites in the area are:-

- i) Towers 2000
- ii) Siemens, Princess Road
- iii) Withington Hospital
- iv) Healds Dairy
- v) Manchester Metropolitan University
- vi) Renold Chain, Burnage Lane

DB13 Land at Parrswood Allotments, Parrswood Lane is allocated for Class B1 business use development. Development will only be allowed if a suitable replacement site for the allotments is found.

Reason: The site is well-located for business use, and is capable of attracting a high-quality development. Such a use would contribute greatly to economic activity in South Manchester. This will require the Council to find a suitable nearby site for the relocation of the statutory allotments currently at this site. This will be done in full consultation with the allotment holders and all other interested parties. In addition, approved proposals to terminate a future phase of Metrolink on the former Midland railway line adjoining this site will need to be accommodated.

LEISURE AND RECREATION

DB14 The Council will extend the range of activities available in Didsbury Park and Fletcher Moss Park, so as to meet the recreational needs of a wide range of people; and will improve the natural and environmental character of both parks. However, the Council does not intend to permit the provision of indoor recreational facilities at Fletcher Moss because of its particular open and attractive character.

Reason: There are relatively few areas of public open space in Didsbury, outside of the Mersey Valley. The use of the open space would be increased by the implementation of these policies. The details of the proposed improvements will be contained in a brief to be prepared by the Council.

THE MERSEY VALLEY

The following site specific policies have been incorporated from the former Mersey Valley Local Plan. Policies which apply to the whole of the Valley can be found in Area 13.

DB15 Western end of Burnage Rugby Club grounds, Heaton Mersey to Manchester Road, Cheadle - Bridleway. Upgrading of footpath where necessary.

Reason: To link the proposed bridleway circuits in the Heaton Mersey and Stockport areas to western parts of the Valley.

DB16 Land south of Galleon Pool and Broadoak Lane, East Didsbury - Bridle/cycle route using Broad Oak Lane, with a new path to the south.

Reason: This will increase access to an attractive section of the river valley and link bridle routes in central parts of the Valley with those proposed in the Stockport area (see DB26).

DB17 Land west of Bridge Farm, Gatley - Woodland planting.

Reason: To screen a prominent section of motorway and to improve the landscape structure.

DB18 Land south of Didsbury Golf Course Clubhouse - Extension of existing golf course.

Reason: To allow an improvement to the golf course.

DB19 Old allotments west of Didsbury Golf Clubhouse - Extension of existing golf course; Small car park.

Reason: To put the land to active use and create a permanent car park.

DB20 From Royle Green to the south bank of the Mersey - Footpath.

Reason: To link Mitigate Fields, Didsbury to Royle Green.

DB21 Millgate Fields, Didsbury to Royle Green New bridge.

Reason: To provide a major river crossing for pedestrian linking Mitigate Fields with the Valley edge south of the river.

DB22 South bank of Mersey from Simons Bridge, Didsbury to Ford Lane, Northenden adjacent to Didsbury Golf Clubhouse - Footpath.

Reason: To provide a more pleasant, riverside path.

DB23 Woodland between Fletcher Moss and Millgate Fields - Protection and improvement for wildlife.

Reason: To preserve an important local wildlife site.

DB24 Millgate Fields (former Parrs Wood Tip) Continued development for informal recreation.

Reason: This big area of informal open space could be more fully used, within an improved landscape setting. Agriculture will bring a countryside flavour back into this part of the Valley.

DB25 Woodland areas between Westmorland Road, Didsbury and Palatine Road; Fielden Park, West Didsbury – Protection and improvement of important woodland.

Reason: To protect the amenity and natural history value of the woodlands.

DB26 Merseybank Park, West Didsbury – Further tree planting.

Reason: To screen housing on the edge of the Valley and improve landscape quality on the riverside.

DB27 North bank of the Mersey, from Galleon Pool to Palatine Road, Didsbury - Bridleway.

Reason: To link with bridleways proposed in the Valley near Stockport.

DB28 From river south of Tuscan Road, Didsbury, across Millgate Fields, back to the river - footpath.

Reason: To provide an alternative to the ill-defined statutory footpath through Millgate Farm.

DB29 North bank of the Mersey, from Palatine Road to Princess Road, West Didsbury - Bridleway.

Reason: To improve access for horse riders. Measures will also be needed to ensure safety for walkers.