

31 August 2021

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Ian Jarvis

Dear Ian,

Manchester Cycleway Improvement Works (Yellow Brick Road Archway) – Application for Full Planning Permission

Please find enclosed an application made by Manchester City Council Highways Service for Full Planning Permission relating to proposals for the erection of an archway and bollards alongside minor improvements to pathway to improve access and associated works at the entrance to the Yellow Brick Road and the Gorton Reservoir cycleway in Manchester.

The works include the erection of a new archway at the Gorton Reservoir entrance to the Yellow Brick Road cycleway, including new directional signage and bollards, widening and resurfacing of pathway, provision of refuse bins as well as removal of parking bays to create additional space for the entrance for pedestrians and cyclists.

The Site

The Manchester Cycleway is a 14 km pedestrian and cycle pathway that stretches from Chorlton-cum-Hardy in the west through Fallowfield and Levenshulme to Gorton and Fairfield in East Manchester. Along this route, there are emerging proposals that seek to upgrade the pathway through a series of interventions involving improving accessibility and functionality, resurfacing works, new lighting, safety and access works. This will come forward as a planning application later in 2021.

To trial the effectiveness of the potential interventions on the Cycleway, this application is focused solely on a small section of the cycleway, which is located in Debdale, adjacent to the Gorton Lower Reservoir and on the entrance to the Yellow Brick Road. A Site Location Plan has been submitted as part of this application (1990-01-CIV-XXXX-D-C00001 – Red Line Boundary Plan) to highlight the specific location of the works.

The existing site comprises hardstanding, some self-seeded low amenity vegetation, and three bollards with 1.5m clear spacings on the entrance to the path. The site area is approximately 122 sq. m. and covers the area upon which the new archway and access improvements will be delivered.

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The Proposals

The description of development as described in the planning application form is as follows:

“Full Planning Permission for the erection of an archway, signage and bollards alongside minor improvements to pathway to improve access and associated works”.

The proposals form a trial scheme to understand the most appropriate way to improve access points along the Manchester Cycleway, more commonly known as the Fallowfield Loop and Yellow Brick Road, and the interventions needed to improve its functionality.

The proposals seek to erect an archway within this location to provide a clearer, more legible entrance to the path for all users, as well as including bollards to restrict access for motorbikes and other unsuitable vehicles. To create a clearer route to the archway and Yellow Brick Road, a parking space will be removed from the Debdale reservoir to allow for a greater width of access for cyclists.

The archway will be approximately 3.1m in height from the ground to the base of the signage (approximately 4.2m including above signage) and approximately 3.2m in total width. Signage will be included in the form of writing upon the archway stating: ‘Yellow Brick Road’ and ‘Gorton Reservoir’.

Removal of vegetation will solely relate to grass that has encroached onto the existing path and no trees or habitats will be removed as part of this application. A general arrangement plan (1990-01-CIV-XXXX-D-C00003) and proposals document (267-LYR-XX-XX-RPT-L-0003) has been submitted as part of this planning application to detail the arrangements and specifications of the proposals

Policy Assessment

The Development Plan

Manchester Core Strategy (2012)

The Core Strategy sets out Manchester’s 15-year vision for the City 2012 - 2027, which sees Manchester at the front rank of cities in Europe and the rest of the world, with a growing economy driven by the strength of the Regional Centre. The vision states that Manchester’s knowledge-based economy will flourish within an entrepreneurial community, characterised by a fully skilled, inclusive working population.

To achieve this vision, the Core Strategy sets out a number of Strategic Objectives (SO) for the City. These objectives have been translated into individual policies within the Core Strategy, against which the Proposed Development has been assessed as per the table below.

Policy	Contribution and Benefits
Spatial Objective S01 Provide a framework within which the sustainable development of the City can contribute to halting climate change.	The proposed improvement works will help to increase the legibility of the cycleway entrance, making it more prominent and accessible. This helps to create a more identifiable entrance that will increase the overall legibility, attractiveness and accessibility of the route by providing extra space

Policy	Contribution and Benefits
	for cyclists to enter the loop, pram users and mobility scooter users to manoeuvre. In turn, this will encourage an increase in the number of individuals walking or cycling, supporting active travel, physical health and wellbeing and contributing towards Manchester's ambition to tackle Climate Change.
Policy EN11 - Quantity of Open Space, Sport and Recreation As opportunities arise, new open space will be created across Manchester. New open spaces should be interconnected, to allow for better links for disabled people, pedestrians and cyclists and to enhance the biodiversity of the City.	The existing pathway connects users between multiple public open green spaces in South Manchester. The proposed works will help to increase the legibility and accessibility of the cycleway entrance, making it more prominent, accessible and attractive, whilst controlling issues around anti-social behaviour through bollards with 1.5m spacings that restrict motorised vehicles using the route. The archway will include signage that indicates users of the entrance to the Gorton Reservoir, which has been designed to create an accessible entrance for cyclists, wheelchair users, prams and mobility scooters.
Policy DM1 Development Management All development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.	The Proposed Development will help to improve community safety and crime prevention by limiting the potential for anti-social behaviour. In turn, the improvement made to the route should encourage more journeys to be made by walking and cycling, rather than depending on the car to move between adjacent neighbourhoods. The improvements to access proposed by this application helps to improve access to green infrastructure.

Application Documentation

In addition to this covering letter, the submission comprises a suite of plans as set out below, which explain and justify the application proposals proportionately to the material considerations. These documents have been agreed through pre-application consultation with the Local Planning Authority:

- Planning Application Form prepared by Deloitte LLP
- Certificate of Ownership A prepared by Deloitte LLP

- Site location plan (1990-01-CIV-XXXX-D-C00001) prepared by Civic Engineer
- Proposed removal plan (1990-01-CIV-XXXX-D-C00002) prepared by Civic Engineers
- Proposed General Arrangement Plan (1990-01-CIV-XXXX-D-C00003) prepared by Civic Engineers
- Yellow Brick Road archway details prepared by Steeltech Kinetix (Northern) Limited
- Yellow Brick Road proposals document (267-LYR-XX-XX-RPT-L-0003) prepared by Layer Studio

Summary

This application has been submitted online via the Planning Portal (Ref: PP-09918191) and a hardcopy of the application and supporting documents has been submitted to the Local Planning Authority. A payment of £234.00 has been made via the Planning Portal planning application system as part of this application.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application please contact me using the details contained in the header of this letter or my colleague Cameron Radford (0161 455 6768; cameronradford@deloitte.co.uk).

Yours sincerely
Deloitte LLP