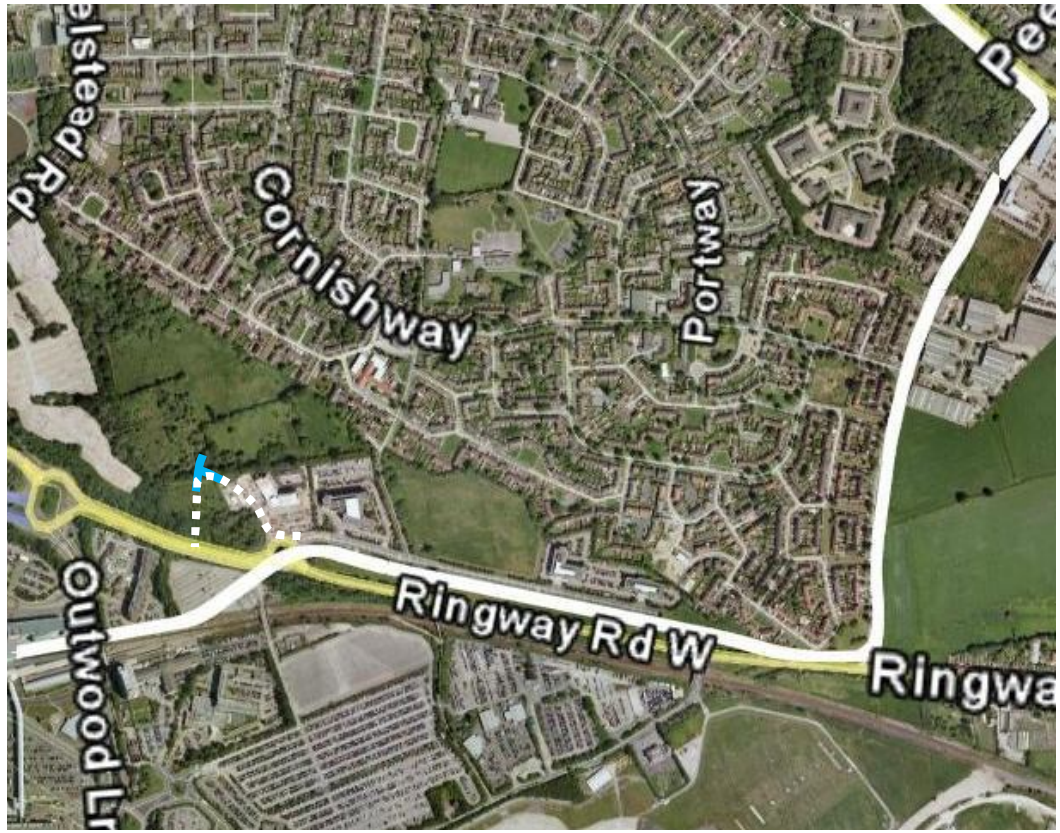
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Design and Access Statement

Highway Alignment Works to the Ringway Road to Aviator Way Line Road

09th March 2012



Transport for Greater Manchester

Highway Alignment Works to the Ringway Road to Aviator Way Link Road

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Contents

1.0 Introduction

2.0 Context

3.0 Design & Access

4.0 Further Information

5.0 097675/FO/2011/S2 Decision Notice

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1.0 Introduction

Pursuant to powers conferred to TfGM (formally GMPTE) by the Greater Manchester (Light Rapid Transit System) (Airport Extension) Order 1997, TfGM has the powers to construct the extension of the Metrolink system from Trafford Bar to the Manchester Airport.

The Order was split into two phases Phase 3A (Trafford Bar to St. Werburgh's) has already been constructed and was opened to the general public in 2011, and Phase 3B (St. Werburgh's to Manchester Airport) is currently under construction.

To safeguard the future operation of the Metrolink service a proposed set of modifications to the existing Metrolink Airport Line Extension is required; the Ringway Road Highway Improvement Works (RRHIW). The works will include an underpass to be constructed for the tramway, allowing a grade-separated crossing for the Metrolink line beneath an upgraded dual carriageway Ringway Road West. The existing RB2 roundabout providing access to the Manchester Business Park and Aviator Way will be replaced by a three arm signalised junction situated to the west of RB2, providing access to the existing developments along Aviator Way, including the PZ Cussons site, the location of the works along the line is shown in Figure 1.

The majority of these works are contained within either the current highway boundary (and therefore confirmed as permitted development highway works by the Local Highway Authority) or the Transport and Works Act Order planning boundary (within which all Metrolink-related works have deemed planning permission). However, a small section of the works (see Figure 2) required to facilitate the connection between the new signalised junction and Aviator Way required planning permission. This planning application (097675/FO/2011/S2) was approved on the 12th March 2012.

The proposed highway alignment works to the Ringway Road to Aviator Way link road is an amendment to the alignment to the works specified in 097675/FO/2011/S2, the purpose of which is to tie into the future Manchester Airport Group's proposed highway link to Airport City, safeguarding the Ringway Road to Aviator Way link road from future disruption, Figure 3 shows the new proposed alignment overlain on the 097675/FO/2011/S2 alignment to highlight the differences.

For information purposes the Decision Notice of this previous consent is provided in Section 5.0.

This Design and Access Statement forms part of the for the Highway Alignment Works to the Ringway Road to Aviator Way Link Road full planning application. The materials proposed for use will match the existing adjacent portion of Aviator Way as closely as possible, with asphalt surfacing, concrete kerbs and street lighting

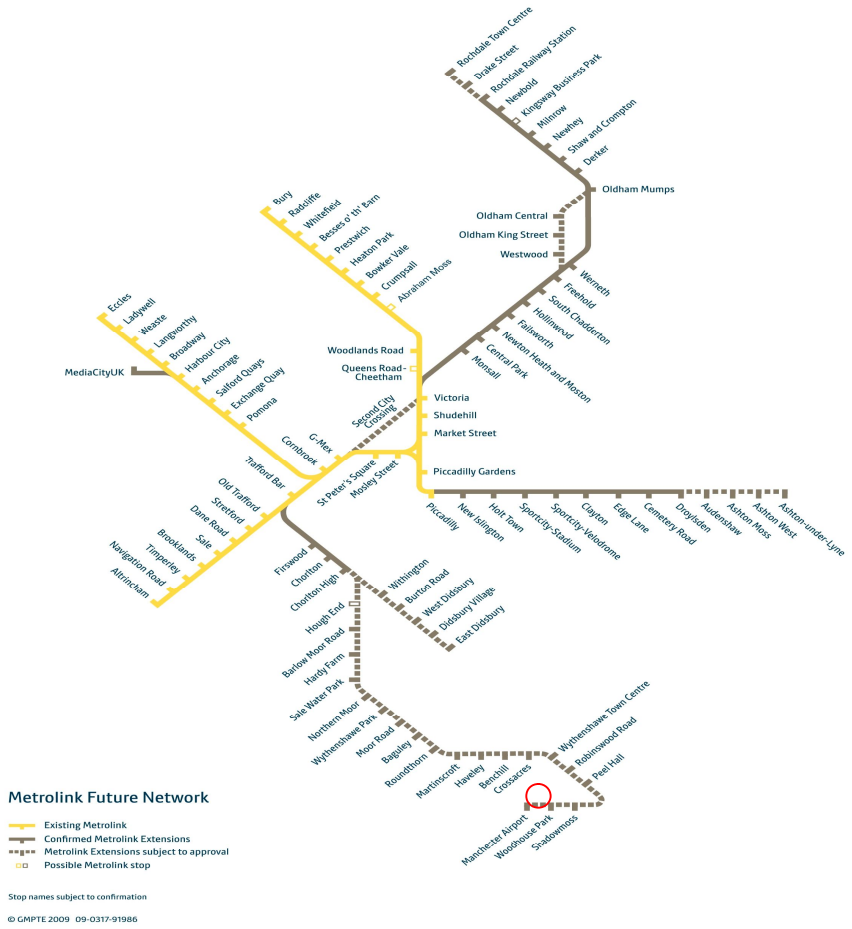


Figure 1 - Location of Highway Alignment Works along the Airport Line

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2.0 Context

2.1 Location

The site of the proposed link road between Ringway Road West and Aviator Way is at the west end of Aviator Road and is about 0.2 miles north east from the Manchester Airport's GTI building, and 0.6 miles west from the existing Shadowmoss Road / Ringway Road junction.

2.2 Ground Conditions

As part of the design phase for these proposed works assessments in respect to land contamination were undertaken. Please refer to the "Manchester Airport Extension – Land Quality Assessment Addendum: Ringway Road Highway Improvement Works" – (Document Ref: MPT3B-AP4-00-NRP-700).

2.3 Planning Policy Context

The Manchester City Council Unitary Development Plan (UDP) is a statutory planning document that sets out policies for land use and development within the borough, and informs decisions on planning applications and future developments. The UDP was adopted by the Council in July 1995. The UDP has had numerous reviews and amendments since then. In accord with the provisions of the 2004 Planning and Compulsory Purchase Act, many of its policies were saved in September 2007 until such time as they are superseded by the policies of the emerging Local Development Framework, in particular the Core Strategy Development Plan Document (DPD). The Core Strategy, which will reflect significant changes to the City's adopted plans, is currently in preparation. Although at an advanced stage of preparation it is not envisaged that it will be adopted until 2012. However, the Metrolink extensions will deliver many of the objectives of this plan.

2.4 Unitary Development Plan Policy

The proposals will have a negligible impact on the portion of the land under consideration and the operation of adjacent sites, the UDP policy context is not considered directly applicable to this proposal.

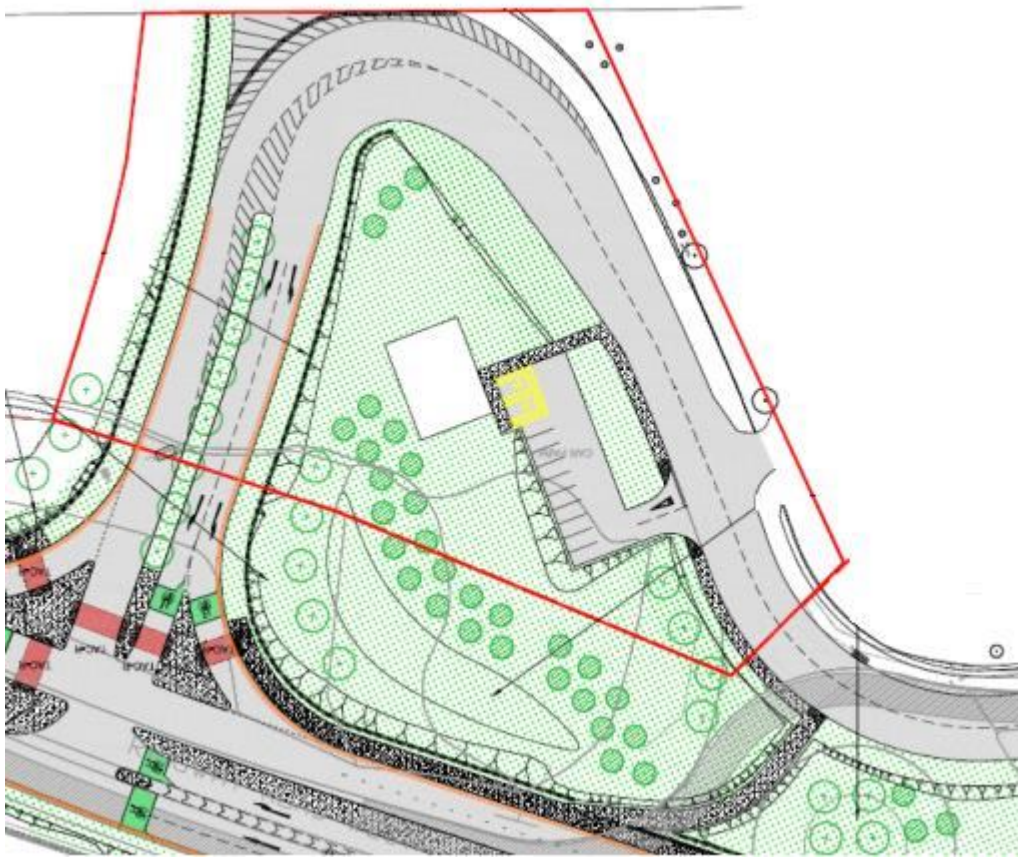


Figure 2 – 097675/FO/2011/S2 Design

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3.0 Design & Access

3.1 Use

The proposed land use will be highway and landscaped verges.

3.2 Quantum & Scale

The portion of highway located on this land will consist of a 150m of realigned highway linking the Ringway Road to Aviator Way link road to the proposed Airport City Link. Passive provision for the future signalising of the junction for both vehicles and pedestrians will be installed.

3.3 Layout, Access & Security

The proposed highway realignment and new junction will be accessed from the new Ringway Road to Aviator Way Link road. The realigned link road is anticipated to have one lane in both directions, with dedicated turning lanes at the junction. Each lane is approximately 3.6m wide. The Aviator Way carriageway on the approach to the new signalised junctions will flare to two lanes, with each lane approximately 3.9m wide. Please see Figure 4

It is not anticipated to provide footways along the new link between Ringway Road West and the first developments on Aviator Way. Future footway links are anticipated to be provided by the future Airport City link road (planning approval to be sought separately).

Security aspects of the proposed works will incorporate the provision of lighting to match the existing lighting in the vicinity of the scheme along Ringway Road West and Aviator Way.

3.4 Appearance & Landscaping

Please refer to the Urban Realm Plan (Document Ref: FPP-AIR-RRHIW-AB-05).

The highway and footways will have asphalt surfacing with concrete kerbing. Highway verges will be landscaped with grass or tree planting, consistent with the existing surroundings along Ringway Road West and Aviator Way.



Figure 3 – Planning Application 097675/FO/2011/S2 Compared to the New Highway Alignment

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3.5 Drainage

The proposed drainage system for the link road will tie into the drainage proposals for the Metrolink scheme in the area. Please refer to the:

- Ringway Road Highway Improvement Works – Drainage Strategy (Document Ref: MPT3B-AP0-00-DPL-700);
- Drainage General Arrangement Route Section – RRHIW – AP Sheet 44 (Document Ref: MPT3B-AP5-44-DDP-700); and
- Indicative Drainage Layout – Proposed marketing suite (Document Ref: SKD001).

3.6 Lighting

The lighting design for proposed highway alignment will be designed to BS5489-1:2003 the "Code of practice for the design of road lighting. Lighting of roads and public amenity areas".

3.7 Tree Age & Condition Survey

Refer to the tree survey undertaken as part of the Airport City Link design – Tree Survey Data Sheets & the Tree Constraints Plan (Document Ref: D3243.001)

3.8 Ecology

To support this planning application an "Ecology Walkover Survey" (Document Ref: MPT3B-AP4-00-ERP-700) has been undertaken. In addition to this report a "Bat Activity Survey Report" (Document Ref: MPT3B-AP4-00-ERP-701) has been produced. In addition MCC have issued a screening opinion regarding the scheme, and have confirmed that an Environmental Impact Assessment is not required.

Before the works begin a pre-works check will be conducted in the area of the works where suitable habitat for Badgers has been identified by the contractors Environmental Manager. Following this inspection if a sett was identified on site this would be managed under the guidance of an appropriately qualified ecologist.

In regards to Great Crested Newts, the Ecologist concludes in the report that no further surveys for Great Crested Newt would be required on the pond due to: the results of the HSI Assessment; below average score; and given that the nearest known pond is approximately 500 m away. Please refer to the Ecological Walkover Survey – Ringway Road Highway Improvement Work (RRHIW) (Document Ref: MPT3B-AP4-00-ERP-700).

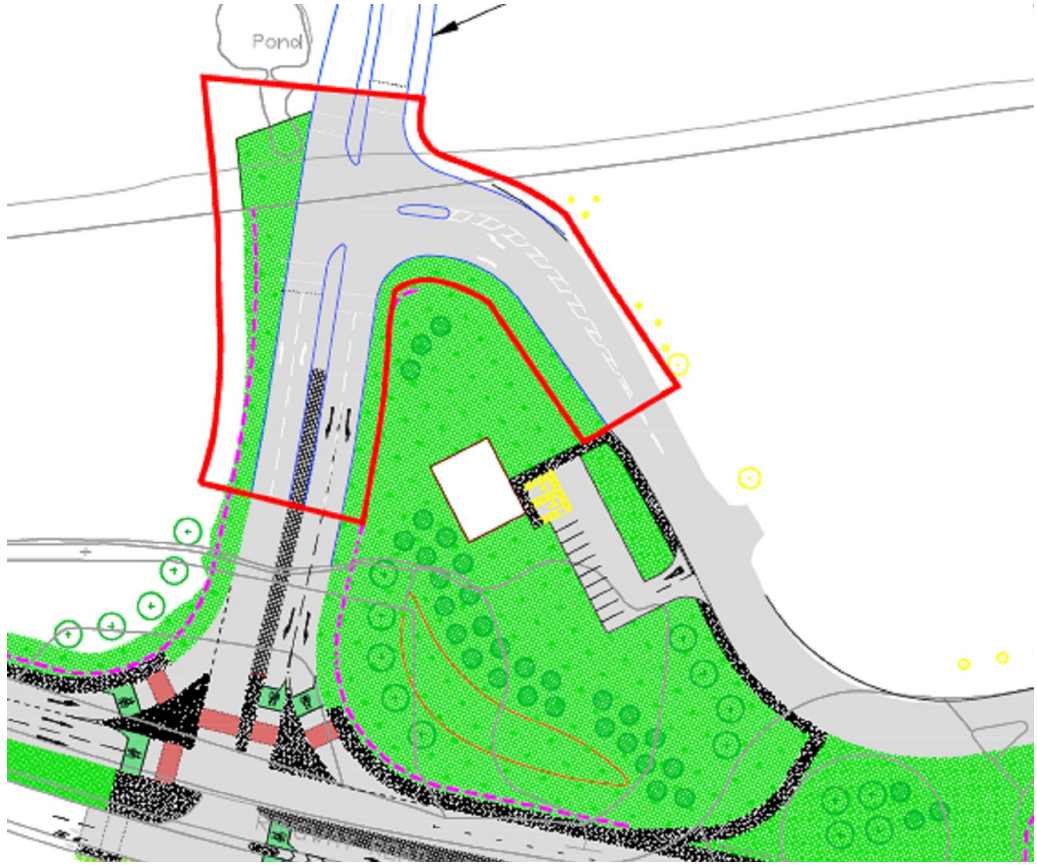


Figure 4 – Urban Realm Plan

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9.0 Further Information

For further information, please contact: -

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Tel: 0161 244 1938
Email: andrew.brown@tfgm.com

5.0 097675/FO/2011/S2 Decision Notice

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Andrew Brown
Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Creation of new highway link between Ringway Road West and Aviator Way, involving the removal of the existing roundabout and replacement with a three arm signalised junction and erection of a new business park marketing suite and parking area, along with associated landscaping works.

Location: Aviator Way, Ringway Road West, Woodhouse Park, Manchester, M22 5TG

Date of application: 25 October 2011

Application number: 097675/FO/2011/S2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Reason(s) for decision

on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policy and there are no material considerations of sufficient weight to indicate otherwise:

UDP Policy T2.1 states that the City Council's general approach to highway investment will be to maintain and improve the existing network rather than to embark on a major new construction programme.The main emphasis of the Council's activity will be to give priority to schemes which make the network safer and which improve residential areas and conditions for pedestrians and cyclists. This proposal complies with this policy.

UDP Policy T4.2 states that the City Council wishes to improve surface access to the Airport so that the infrastructure in the area surrounding the Airport continues to keep pace with the expected growth in both passenger numbers and freight traffic. This proposal complies with this policy.

UDP Policy E2.4 states that the City Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Furthermore, should development be allowed, the Council will seek to protect existing features of ecological value, such as ponds and hedges, by requiring them to be incorporated into the development wherever this is possible. The Council will also encourage developers to create new features which will sustain wildlife. This proposal complies with this policy

CORE STRATEGY Policy MA 1 states that development should satisfactorily manage impacts on the highway network. This proposal complies with this policy.

CORE STRATEGY Policy EN15 states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity. This proposal complies with this policy.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

11-5482-01
11-5482-03
D135804/100/02 rev R1
MPT3B-AP4-44-LDP-460 rev D04
MPT3B-AP4-44-LDP-470 rev P03
MPT3B-AP4-44-LDP-472 rev P02
MPT3B-AP4-44-LDP-500 rev P01
MPT3B-AP4-44-DDP-700 rev P01
MPT3B-AP4-44-EDG-750 rev P02
MPT3B-AP4-44-EDG-751 rev P02
MPT3B-AP4-44-EDG-752 rev P02

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies T2.1, T4.2 and E2.4 of the Unitary Development Plan for the City of Manchester and policies MA1 and EN15 in the Core Strategy.

3) The development hereby approved shall be constructed using only the materials detailed on drawing number MPT3B-AP4-44-LDP-460 rev DO4 unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies T2.1 and T4.2 of the Unitary Development Plan for the City of Manchester and policy MA1 in the Core Strategy.

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4) No development shall commence until a hard and soft landscaping treatment scheme, including details of the replacement tree planting, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the highway works are completed. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy Policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

6) Prior to the commencement of the development hereby approved, details of the replacement bat boxes to be installed within the proposed landscaping scheme shall be submitted to and be approved by the City Council as local planning authority. The submitted details shall include the number of bat boxes to be installed, their type and timetable for installation. The bat boxes shall be installed and thereafter maintained in accordance with the approved details

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended, pursuant to Policy E2.4

in the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to PPS23, "Planning and Pollution Control".

Informatives

This permission does not grant approval under Building Regulations.

The proposals include the extension to an existing culverted watercourse and the construction of a road over other watercourses.

The proposed extension to the existing culverted watercourse will require the prior written consent of the Environment Agency, in accordance with the Land Drainage Act 1991.

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The construction of a road over other watercourses will require crossings over the watercourses to be built. Any proposed culverting of these watercourses will require our prior written consent under the above Act. The proposed crossings will need to be appropriately sized to ensure a flooding problem is not created

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice they will need to contact the Environment Management Team at our Appleton House office on 01925 3524 or look at available guidance on our website http://www.environment-agency.gov.uk/subjects/waste.

Date: 12 March 2012

Signed: 

Julie Roscoe
Head of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA