

**STOCKPORT COUNCIL**  
**EXECUTIVE REPORT – SUMMARY SHEET**

**Subject:** Ash Hotel Development, Heaton Chapel

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**Report to:** (a) Heatons & Reddish Area Committee      **Date:** Monday, 14 December 2020

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**Report of:** (b) Corporate Director for Place Management & Regeneration

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**Key Decision:** (c)    **NO / YES** (Please circle)

Forward Plan  General Exception  Special Urgency  (Tick box)

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**Summary:** To approve No Waiting at Any Time (NWAAT) restrictions in relation to the redevelopment of the former Ash Hotel site on Manchester Road in Heaton Chapel. Note: To avoid confusion, Part 9 of this report will recommend that the Cabinet Member approves all parts of the order and not just those lengths that are on or within 15 metres of a Strategic Route.

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**Recommendation(s):** The Area Committee recommends that the Cabinet Member (Sustainable Stockport) approves the legal advertising of the following Traffic Regulation Orders and subject to no objections being received within 21 days from the advertisement date the following orders can be made:

**No Waiting at Any Time:**

Selby Street

North West side from a point 10 metres South West of the South Westerly kerb line of Park Bridge Close to a point 10 metres North East of the North Easterly kerb line of Park Bridge Close.

Park Bridge Close

South Westerly side from the North Westerly kerb line of Selby Street in a North Westerly direction for a distance of 7 metres.

North Easterly side from the North Westerly kerb line of Selby Street in a North Westerly direction for a distance of 11 metres.

Northerly side from a point 8.5 metres West of the projected boundary line between Numbers 6 & 8 in a Westerly, Southerly and Easterly direction, following the kerb line and covering the full extent of the Turning Heads, to a point 8 metres West of the projected boundary line between Numbers 9 & 11 (a distance of approx. 60 metres).

Manchester Road

North Easterly side from the North Westerly kerb line of Selby Street in a North Westerly direction to the South Easterly kerb line of Whitehill Street West (a distance of approx. 67 metres (and to tie in with same on Selby Street).

Whitehill Street West

South Easterly side from the North Easterly kerb line of Manchester Road in a North Easterly direction for a distance of 35 metres (and to tie in with the aforementioned).

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**Relevant Scrutiny Committee** (if decision called in): **(d)**  
Communities & Housing Scrutiny Committee

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**Background Papers** (if report for publication): **(e)**

There are none.

Contact person for accessing  
background papers and discussing the report

**Officer:** Max Townsend  
Tel: 0161 474 4861

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**'Urgent Business': (f)**                      **YES / NO (please circle)**

**Certification** (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor \_\_\_\_\_ and the Chief Executive/Monitoring Officer/Borough Treasurer for the decision to be treated as 'urgent business' was obtained on \_\_\_\_\_ /will be obtained before the decision is implemented.

## **Ash Hotel Development, Heaton Chapel**

### **Report of the Corporate Director for Place Management & Regeneration**

#### **1. INTRODUCTION AND PURPOSE OF REPORT**

To approve No Waiting at Any Time (NWAAT) restrictions in relation to the redevelopment of the former Ash Hotel site on Manchester Road in Heaton Chapel. Note: To avoid confusion, Part 9 of this report will recommend that the Cabinet Member approves all parts of the order and not just those lengths that are on or within 15 metres of a Strategic Route.

#### **2. BACKGROUND**

Members will be aware that planning permission has been granted for the redevelopment of the former Ash Hotel site into a mix of commercial office space and residential dwellings.

In order to consolidate traffic management in readiness for the completion of the development, it is recommended that No Waiting at Any Time restrictions (double yellow lines) be provided at the following locations:

- At the junction of Selby Street and the Access Road leading to the residential properties which will be named: Park Bridge Close.
- Manchester Road along the frontage of the site between the junctions with Selby Street and Whitehill Street West.
- Whitehill Street West along the south easterly side to prohibit parking on the approach to the junction at Manchester Road.

#### **3. PROPOSALS**

The proposals are delineated on attached drawing number: **D/4269/0000/001**. For information there is an existing Bus Clearway fronting the site on Manchester Road. As Clearways do not need a Traffic Regulation Order it is not included on the drawing; however, it makes sense to have the legal order in place for NWAAT in case the Clearway is relocated.

#### **4. LEGAL POSITION/IMPLICATIONS**

The Traffic Management Orders would be made under Section 1 of the Road Traffic Regulation Act 1984. The Council is required by the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996 to give notice of its intention to make a Traffic Order (by publishing a draft traffic order). These regulations also require the Council to consider any representations received as a result of publishing the draft Order.

## 5. CONSULTATION

As and when the Traffic Regulation Order is advertised by Legal Services, local properties and premises will be notified and will have opportunity to register a formal objection during the advertising period.

## 6. FINANCIAL IMPLICATIONS

Funding has been secured from the Developer for the associated legal / lining works as part of the planning conditions (Section 106 Agreement).

## 7. TIMESCALES

If approved the order is expected to become operative in 2021.

## 8. EQUALITIES/COMMUNITY IMPACT ASSESSMENT

Equal Opportunities

- To provide a suitable and safer environment for pedestrians and other road users. The scheme contributes to the Council's vision statement "Promote equal life outcomes for all by tackling known inequalities across the borough of Stockport".

Sustainable Environment

- To develop and sustain a healthy, safe and attractive local environment which contributes to Stockport. Stockport Council understands the responsibility it has to lead by example and help the broader community make a positive contribution to the local environment.

## 9. CONCLUSIONS AND RECOMMENDATIONS

The Area Committee recommends that the Cabinet Member (Sustainable Stockport) approves the legal advertising of the following Traffic Regulation Orders and subject to no objections being received within 21 days from the advertisement date the following orders can be made:

### **No Waiting at Any Time:**

#### Selby Street

North West side from a point 10 metres South West of the South Westerly kerb line of Park Bridge Close to a point 10 metres North East of the North Easterly kerb line of Park Bridge Close.

#### Park Bridge Close

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#### Whitehill Street West

South Easterly side from the North Easterly kerb line of Manchester Road in a North Easterly direction for a distance of 35 metres (and to tie in with the aforementioned).

### **Background Papers**

Anyone wishing further information please contact Max Townsend on telephone number Tel: 0161 474 4861 or by email on [max.townsend@stockport.gov.uk](mailto:max.townsend@stockport.gov.uk)