

Application No: 18/3796D

Location: Land to the east of Mill Hill Hollow to Woodford Road, Poynton; the A555 south of Dairy House Road to the A555 north of Beech Farm; and land to the east of the A555/B5358 junction to land north of Styal Golf Course.

Proposal: Discharge of conditions 8 on application 13/4355M.

Applicant: Stockport MBC, Cheshire East Council, Manchester City Council

Expiry Date: 27-Sep-2018

Reason for Report

The wording of condition 8 of the planning application 13/4355M requires the condition to be discharged with the agreement of the Strategic Planning Board.

PROPOSAL

Discharge of conditions 8 on application 13/4355M.

SITE DESCRIPTION

The application to discharge the condition relates to a number of sites from Disley to the east to Wilmslow and Handforth to the west. The sites are all located within highway land and the precise details of each location is detailed later in the report.

RELEVANT HISTORY

13/4355M - Description of entire relief road: Construction of the A6 to Manchester Relief Road, incorporating: seven new road junctions; modifications to four existing road junctions; four new rail bridge crossings; three new public rights of way/accommodation bridges; five new road bridges; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the 4 kilometre section of the A555; six balancing ponds for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works.

Description of development for portion of relief road proposed within Cheshire East - Construction of the A6 to Manchester Airport Relief Road, incorporating: modifications to one existing road junction; two new public rights of way/accommodation bridges; one new road bridge; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the existing section of the A555, one balancing pond for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works. Approved 25 June 2014.

CONSULTATIONS (External to Planning)

Highway Engineer – See below.

VIEWS OF THE PARISH / TOWN COUNCIL

None received.

OTHER REPRESENTATIONS

None received.

APPRAISAL

The wording of the condition proposed to be discharged is as follows;

Prior to the new sections of the scheme hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of an addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained. (note: this includes mitigation measures for, but not limited to, Disley Village Centre, the A6 corridor, Clifford Road Poynton and B5358 Station Road / Dean Road Handforth .Where this condition requires approval or consent by the Local Planning Authority those matters shall be referred to the Council's Strategic Planning Board).

The condition is unusual in requiring committee involvement in the discharge of conditions, particularly when they are of such a technical nature in relation to highway mitigation works. This report provides an overview of the mitigation works that have been undertaken to comply with the condition.

Since planning approval was granted, the scope and nature of these mitigation works has been shaped through extensive public consultation and engagement with Ward Members.

The following works were identified;

- The installation of traffic signals and Jacksons Edge Road, Disley, the restriction of vehicle use for Jacksons Edge so it is not used as a 'rat run' and the enhancement of pedestrian facilities. These works were completed in April 2017.

- A number of improvements along the A6 in Disley were completed in November 2017. These included a revised road lining system, provision on cycle lanes, and parking bay revisions.
- The installation of traffic signals on the junction of Red House Lane and the A6 in Disley. This work was completed in July 2017.
- The reconfiguration of the traffic signals at the junction of Station Road and Wilmslow Road, Handforth. This allows for additional pedestrian phases and crossings and the work was completed in February 2018.
- Signing and lining revisions and installation of new mini roundabout at the junction of Welland Road and Dean Road, Handforth. The lining was completed in April 2018 and the works are on-going on the mini roundabout.

Improvements were initially required along Clifford Road / Chester Road, Poynton. Clifford Road already benefits from a comprehensive traffic calming scheme that manages vehicle speeds.

Since the approval of the A6 MARR scheme a separate scheme for the Poynton Relief Road has planning permission and is progressing to public inquiry later this year into the proposed compulsory purchase orders. At present it is expected that works on the scheme will commence in Autumn 2019. It is forecast the opening of the Poynton Relief Road will further reduce traffic along Clifford Road by 33%

The improvements carried out will be reviewed 12 months following the opening of the A6 MARR and then again five years after the opening of the road. This is to ensure the improvements are working as intended.

The works set out above have been assessed by the Council's Highway Engineer and all the works had been agreed in advance through the Transport Assessment submitted with the original planning application. It is also agreed no further works are required at Clifford Road, Poynton. The submitted monitoring and evaluation plan is considered acceptable for the review, survey and monitoring of the impact of the implemented measures. Therefore no objections are raised to the discharge of this condition.

The mitigation process has therefore been an evolving one, and this report is before Members to be able to ensure final compliance with the condition for the highway mitigation works that have been undertaken.

CONCLUSION AND RECOMMENDATION

The improvements carried out or currently being carried out are considered to achieve the required changes to the highway network to ensure their efficient operation but also to encourage drivers to use the A6MARR route rather than local roads.

It is recommended that the condition is discharged.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.













