



# A6 to Manchester Airport Relief Road

Planning Application Forms –  
Manchester City Council  
1007/6.15.2/194



October 2013

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1<sup>st</sup> November 2013

David Lawless  
Senior Planner  
Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Our Ref: 47064524  
Your Ref:

Dear David

### **Full Planning Application for construction of the A6 to Manchester Airport Relief Road**

On behalf of Stockport Metropolitan Borough Council, Cheshire East Council and Manchester City Council, URS Infrastructure & Environment UK Limited is pleased to submit this Full Planning Application to Manchester City Council for the development of land on the southern fringe of the Greater Manchester conurbation from the A6 (Buxton Road) in the east to Manchester International Airport (Shadowmoss Road) in the west including the A555.

The following comprises the proposed 'Description of Development' for the entirety of the relief road – *'Construction of the A6 to Manchester Airport 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.'*

A 'Description of Development' for the portion of the relief road that is proposed within Manchester is provided below – *'Construction of the A6 to Manchester Airport Relief Road, incorporating:*

- *one new road junction;*
- *one new rail bridge crossing;*
- *one balancing pond for drainage purposes;*
- *a pedestrian and cycle route for the whole length of the relief road; and*
- *associated landscaping, lighting, engineering and infrastructure works.'*

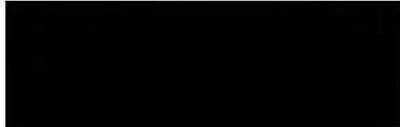
The fee for this full planning application has been calculated at a total of £2535. This fee has been paid directly to Stockport Metropolitan Borough Council via BACS.

URS Infrastructure & Environment UK Limited  
4<sup>th</sup> Floor Bridgewater House  
Whitworth Street  
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[www.ursglobal.com](http://www.ursglobal.com)

URS Infrastructure & Environment UK Limited  
Place of Registration: England & Wales  
Registered Number: 880328  
Registered Office: Scott House, Alençon Link, Basingstoke, Hampshire, RG21 7PP, United Kingdom

A schedule of the documents that have been submitted as part of this application is provided within 'Schedule of Document for Planning'. 10 CDs of the full planning bundle and 2 hard copies of the full planning bundle have been delivered to the Council. I hope that the information submitted is acceptable to you and that the application will be validated at the earliest convenience. Please do not hesitate to contact me if you require anything further or have any questions.

Yours sincerely  
for **URS Infrastructure & Environment UK Limited**



Sam Rosillo  
Planner  
Direct Line: +44 (0)1612 376 073  
sam.rosillo@urs.com



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Planning

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Form section 1: Applicant Name, Address and Contact Details. Fields include Title (Mr), First name (c/o Sam), Surname (Rosillo), Company name (Stockport MBC, Cheshire East Council, Manchester City Council), Street address (See Applicant Details), Telephone number, Mobile number, Fax number, Email address, and Postcode. Includes a question: 'Are you an agent acting on behalf of the applicant?' with Yes/No radio buttons.

2. Agent Name, Address and Contact Details

Form section 2: Agent Name, Address and Contact Details. Fields include Title (Mr), First Name (Sam), Surname (Rosillo), Company name (URS Infrastructure & Environment UK Limited), Street address (Bridgewater House, Whitworth Street), Town/City (Manchester), County, Country, Postcode (M1 6LT), Telephone number (0161 237 6073), Mobile number (0782 598 1283), Fax number (0161 907 3599), and Email address (sam.rosillo@urs.com).

3. Description of the Proposal

Please describe the proposed development including any change of use:

Description of entire relief road: Construction of the A6 to Manchester Airport 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 Manchester - construction of the A6 to Manchester Airport Relief Road, incorporating: one new road junction; one new rail bridge crossing; one balancing pond for drainage purposes; a pedestrian and cycle route for the whole length of the relief road; and associated landscaping, lighting, engineering and infrastructure works

Has the building, work or change of use already started? [ ] Yes [x] No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Description of location for the entire relief road - The proposed development traces the southern fringe of the Greater Manchester conurbation from the A6 (Buxton Road) in the east to Manchester International Airport (Shadowmoss Road) in the west including the A555. The proposed development crosses several significant radial roads including the A6, A523 and A34. There are four rail crossings including the Hazel Grove to Buxton Line, West Coast Main Line, the Styal Line and Styal Line Spur into Manchester Airport. The proposed relief road passes through the Manchester City Council boundary on land west of the Styal railway line to Ringway Road.

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Discussions have taken place with Manchester City Council since May 2011 in relation to the scope of the documents submitted as part of this planning application.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please see proposed block plans for new vehicular access proposed along the A6MARR (Plan Numbers 1007/3D/DF7/A6-MA/PABP/P/023 - 044). Please see Public Rights of Way plans for details relating to footpath diversions (Plan Numbers 1007/3D/DF7/A6-MA/PROW/210-214).

#### 7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste?  Yes  No
- Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

If Yes, please provide details of the name, relationship and role:

One of the applicants is Manchester City Council.

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

See accompanying Design and Access Statement.

Description of *proposed* materials and finishes:

See accompanying Design and Access Statement.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A full account of the materials to be used as part of the proposed development is provided within the Design and Access Statement.

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

No foul sewage will emanate from the proposed development once it is operational. However, existing foul drainage pipes will be diverted.

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

A drainage strategy is submitted as part of this planning application.

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

## 14. Existing Use

Please describe the current use of the site:

The corridor comprises a sequence of open space and broader countryside. The land use pattern is mainly agricultural land, with recreational and sports areas, institutional grounds, residential, and industrial and commercial land uses. The existing characteristics of the site are detailed within chapter 3 of the planning statement.

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

## 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0
B1 (c)	Light industrial	62.5	62.5	0.0
B2	General industrial	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0
	<b>Total</b>	<b>62.5</b>	<b>62.5</b>	<b>0.0</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

## 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

## 20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	00:00:00	00:00:00	00:00:00	00:00:00	00:00:00	00:00:00	<input type="checkbox"/>

## 21. Site Area

What is the site area?

10.40 hectares

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate C)

### Certificate of Ownership - Certificate C

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Land ownership details are unknown for Land to the south of Ringway Road, Wythenshawe, M22 5WF. Prior to submission of this planning application, an investigation of the HM Land Registry showed that the land is owned by "British Railways Board". Numerous unsuccessful attempts have been made to contact them and confirm they own the land.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: See Appendix A.	01/10/2013
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: See Appendix A.	
Locality: <input type="text"/>	
Town: <input type="text"/>	
Postcode: <input type="text"/>	

## 25. Certificates (Certificate C - continued)

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Manchester Evening news

On the following date (which must not be earlier than 21 days before the date of the application):

30/10/2013

Title: Mr First name: Sam Surname: Rosillo

Person role: Applicant

Declaration date: 01/11/2013

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 01/11/2013

**Appendix A: Part 25 of planning application form – Details of landowners/agricultural tenants that were served with notice 1**

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	British Railways Board (residuary) Ltd	1 <sup>st</sup> October 2013
<b>Address</b>	Hudson House Toft Green York YO1 6HP	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Manchester Airport Plc	1st October 2013
<b>Address</b>	6th Floor Olympic House Manchester Airport Manchester M90 1QX	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Network Rail Infrastructure Limited	1st October 2013
<b>Address</b>	Desk F1 - 121 Square One 4 Travis Street Manchester M1 2NY	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Highways Agency	1 <sup>st</sup> October 2013
<b>Address</b>	Ash House Falcon Road Sowton Industrial Estate Exeter EX2 7LB	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Robert Hankinson	1st October 2013
<b>Address</b>	Beech Farm Hollin Lane Styal Wilmslow Cheshire SK9 4LD	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Mr W Williams	1st October 2013
<b>Address</b>	6 Maroon Drive Moss Nook Manchester M22 5WD	



Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Mr and Mrs Mendez	1 <sup>st</sup> October 2013
<b>Address</b>	Sylverne Road Moss Nook Manchester M22 5WD	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	J B & K D Dumville	1st October 2013
<b>Address</b>	Primrose Cottage Nursery and Garden Centre Ringway Road Moss Nook Wythenshawe Manchester M22 5WF	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Mr Fielding	1st October 2013
<b>Address</b>	Dean Farm Woodford Stockport SK7 1RL	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Dr. & Mrs Eldharat	1 <sup>st</sup> October 2013
<b>Address</b>	Oakfields Moss Lane Styal Wilmslow SK9 4LG	

Owner/Agricultural Tenant		Date notice served
<b>Name</b>	Transport For Greater Manchester (tfgm)	1st October 2013
<b>Address</b>	2 Piccadilly Place Manchester M1 3BG	



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27th September 2013

FAO:  
[Insert Address]

Dear [name]

## **Full planning applications for the construction of the A6 to Manchester Airport Relief Road**

Stockport Metropolitan Borough Council (SMBC), Cheshire East Council (CEC) and Manchester City Council (MCC) have agreed to work together to develop and implement the A6 to Manchester Airport Relief Road (A6MARR) as an element of the wider South East Manchester Multi-Modal Strategy (SEMMMS).

The three authorities intend to submit three full planning applications to SMBC, CEC and MCC for the development of the A6MARR on land towards the southern fringe of the Greater Manchester conurbation from the A6 (Buxton Road) in the east to Manchester International Airport (Shadowmoss Road) in the west including the existing A555. Subject to approval, the three planning applications will be submitted on or around Wednesday 23<sup>rd</sup> October 2013.

We understand that you are the owner/agricultural tenant of part of the land to which the application relates. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, we are obliged to notify you of the application and do so by way of this letter and the attached notice. Details relating to the planning application, which are required in the attached notice, are provided below:

### **Description of proposed development**

Entire relief road: Construction of the A6 to Manchester Airport Relief Road comprising a dual 2-lane carriageway, 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; and
- Six balancing ponds for drainage purposes.

Portion within Manchester: Construction of the A6 to Manchester Airport Relief Road, incorporating:

- One new road junction;
- One new rail bridge crossing;
- One balancing pond for drainage purposes and
- A pedestrian and cycle route for the whole length of the relief road.

A description of the location of the proposed relief road is provided below:

Entire relief road: The proposed development traces the southern fringe of the Greater Manchester conurbation from the A6 (Buxton Road) in the east to Manchester International Airport (Shadowmoss Road) in the west including the A555. The proposed development crosses several significant radial roads including the A6,



# STOCKPORT

METROPOLITAN BOROUGH COUNCIL

A523 and A34. There are four rail crossings including the Hazel Grove to Buxton Line, West Coast Main Line, the Styal Line and Styal Line Spur into Manchester Airport.

Description of the location of the relief road within Manchester: The proposed relief road passes through the MCC boundary on land west of the Styal railway line to Ringway Road.

Should you have any queries regarding this letter please do not hesitate to contact Sam Rosillo (Tel no: 0161 237 6073, Email: [sam.rosillo@urs.com](mailto:sam.rosillo@urs.com)).

Yours sincerely



Jim McMahon  
Project Director  
SEMMMS A6 to Manchester Airport Relief Road

# Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

## Proposed development at:

Name or flat number	Details of parcel of land included here.
Property number or name	
Street	
Locality	
Town	
County	
Postal town	
Postcode	

## Take notice that application is being made by:

Organisation name	Stockport Metropolitan Borough Council, Cheshire East Council and Manchester City Council		
Applicant name	Title	Forename	Surname
	c/o Mr	Sam	Rosillo

## For planning permission to:

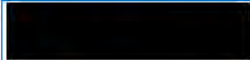
### Description of proposed development

See covering letter for an overall description of the proposed development and description of the development planned within the Manchester City Council Boundary.

Local Planning Authority to whom the application is being submitted:	Manchester City Council
Local Planning Authority address:	Planning, PO Box 532, Town Hall, Manchester, M60 2LA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

## Signatory:

Signatory	Title	Forename	Surname
	Mr	Jim	McMahon
Signature			
Date (dd-mm-yyyy)	27-09-2013		

**Statement of owners' rights:** The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

**Statement of agricultural tenants' rights:** The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

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## A6 to Manchester Airport Relief Road

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### Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at: (a) Land to the south of Ringway Road, Wythenshawe, M22 5WF. I give notice that (b) Stockport Metropolitan Borough Council (SMBC), Cheshire East Council (CEC) and Manchester City Council are applying to (c) MCC for planning permission for (d) construction of the A6 to Manchester Airport Relief Road comprising a dual 2-lane carriageway, including the following within the MCC boundary: one new road junction; one new rail bridge crossing; one balancing pond for drainage purposes and a pedestrian and cycle route for the whole length of the relief road. Any owner\* of the land or tenant\*\* who wishes to make representations about this application, should write to the council within 21 days of the date of this notice at (e) MCC, Planning, PO Box 532, Town Hall, Manchester, M60 2LA. \*'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. \*\*'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land. Signed: Sam Rosillo (URS Infrastructure and Environment UK Ltd) on behalf of SMBC, CEC and MCC. Date: 07/10/2013. Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease. Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.



[www.semms.info](http://www.semms.info)

