

From: Lynda Griffin @tfgm

Sent: Friday, February 16, 2024 4:34 PM

To: Booth, Claire <@bury.gov.uk>

Subject: FW: RE: Planning Application 70449 Consultation - Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

Claire,

Planning Ref: 70449

Proposal: Hybrid application: Full planning application for demolition of existing buildings/structures and erection of phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; Part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works

Location: Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

I refer to the abovementioned Application and comment as follows from a Metrolink perspective:

As stated at pre-application stage Metrolink are aware that the Metrolink Stop, particularly the underpass and staircase areas, are not particularly inviting and would benefit from some enhancements, especially as reliance on this mode of transport will increase as a result of the regeneration.

Section 3.3 of the Transport Assessment submitted to support this Application, at page 23, summarises the Bury Local Transport Strategy 2040 which references the need for this, stating "Prestwich Metrolink stop requires refurbishment and modernisation to improve safety, provide disabled access and a better quality of design." With this in mind, we consider that the regeneration works should aim to deliver these improvements with better lighting, renewed décor, new windows and pigeon netting as a minimum contribution. In order to do this we request that the Applicant's red edge is amended to include areas where any improvements works will be undertaken and that appropriate s106 monies are sought to facilitate this.

It is also considered that as part of the works to Metrolink infrastructure there may be an opportunity for some community inspired artwork to be provided, similar to that included at Cornbrook underpass or on the Chorlton lift buildings, this could focus on the heritage of the area, and will also address some of the feedback that we noted was provided at pre application stage.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

<https://beenetwork.com>