TOWN AND COUNTRY PLANNING ACT, 1947

DEVELOPMENT PLAN
for the
COUNTY BOROUGH
of
MANCHESTER

WRITTEN STATEMENT
accompanying
TOWN AND PROGRAMME MAPS

PHILIP B. DINGLE, L.L.M.
TOWN CLERK.

R. NICHOLAS, C.B.E., B.Sc., M.T.P.I.
CITY SURVEYOR.
Manchester Development Plan 1951, (draft) Written Analysis

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INTRODUCTION.

The first Development Plan for the Manchester County Borough prepared under the provisions of the Town and Country Planning Act, 1947, consists of (a) a Town Map, (b) a Programme Map, (c) five Designation Maps and (d) the Written Statement contained in this document.

The purpose of the Development Plan is to give a broad indication of the Council's intentions relating to the future use of land in the city, and to provide a general framework within which the Council may carry out their duties of both controlling and promoting development.

The Development Plan outlines development expected to take place during the next 20 years, and also includes information on the long term policy intended for certain broad land uses where such information is considered necessary to give proper guidance to prospective developers.

In principle, the structure of the Development Plan is as follows:-

(a) The Town Map as supplemented and qualified by the descriptive matter in this Written Statement shows:-

(1) The predominant basic land uses which the Council intend should ultimately be established in the various parts of the city.

(2) The more detailed land uses ancillary to the above as they are likely to exist in 20 years time, including both specific development expected to be undertaken during this period and existing development likely to remain substantially undisturbed.

(b) The Programme Map as supplemented and qualified by the descriptive matter in this Written Statement shows:-

(1) Specific items of development expected to be carried out during the 20 year period.

(2) Areas within which development, of an appropriate type but not capable of detailed definition, is expected to take place to an extent sufficient to secure substantially the desired predominant use of the area.
Attention is drawn to the fact that, for purposes of simplification, certain detailed land uses existing at the time of survey, not considered to be of material planning significance, are omitted from the Town Map. This does not necessarily imply that such uses will have been eliminated or changed by the end of the 20 year period, nor in fact that there is an expressed intention to eliminate or change them. The Programme Map reveals where any specific change is proposed. In all other instances, possible alternative uses are so far ahead as to be unimportant at this stage, or are dependent on the detailed planning of the areas concerned.

Attention is also drawn to notations used on the Town Map and Programme Map additional to those suggested in the official circulars. These are:

(a) Symbolic notation for a secondary school where the precise location has not been determined.

(b) Symbolic notation for a shopping area in a proposed District Centre where the precise location has not been determined.

(c) Notation for areas intended for general school playing field areas, as distinct from those attached to schools.

Areas on the Town Map for which no notation has been used represent land in the following categories:

(c) Land at present intended to be retained for agricultural purposes.

(b) Land which due to excessive undulation or the unstable nature of the sub-soil is wholly uneconomical for building purposes, but which is not required for use as public open space. Such land is largely used for rough grazing and is likely to remain in use for this purpose in the future.

(c) Small areas of land other than the above, not necessarily unsuitable for development, but for which, due to reasons of size, shape or location, no specific future use has been determined.

It is stressed that the Town Map and the Programme Map should be read in conjunction with this Written Statement. The Council's full intentions with regard to particular forms of development are not in all cases capable of visual presentation, and to avoid misinterpretation of the information shown on the basic maps it is essential that reference be made to the appropriate parts of this Statement.

The Written Statement is set out in seventeen sections, each dealing with a particular aspect of the Development Plan. Where appropriate, sections are divided into two parts, the first dealing with both short term and long term planning proposals and policy (Town Map), and the second dealing with specific development expected to take place during the 20 year period (Programme Map).

It should be appreciated that this Written Statement is mainly descriptive in character and does not attempt to justify the proposals with which it is concerned, or explain the methods adopted for their determination. These matters are dealt with in the Written Analysis forming part of the Report of Survey supporting the Development Plan.
The Town Map shows the areas which it is intended should ultimately be devoted to general residential purposes in order to secure a satisfactory relationship between residential and other major land uses.

Within these areas the Council will, as opportunities arise, promote and encourage the development and redevelopment of housing and the communal facilities ancillary to housing.

Such development and redevelopment will be directed towards the establishment of residential neighbourhoods and districts.

The ultimate boundaries of such units are not shown on the Town Map, except in so far as they will be formed by major highways and the boundaries of non-residential areas proposed in the Development Plan.

The housing development within the city proposed by the Development Plan for the 20 year period ending July, 1971, is as follows:

<table>
<thead>
<tr>
<th>Approximate Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Authority Housing</strong></td>
</tr>
<tr>
<td>(a) New development</td>
</tr>
<tr>
<td>(b) Redevelopment</td>
</tr>
<tr>
<td><strong>Private Licence Housing</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

Additional housing development expected to take place outside the city which, although not forming part of the Development Plan for Manchester, has been taken into account in the consideration of other planning matters dealt with by the Plan, is as follows:

(a) Development on land owned by the Corporation at Bowlee (Middleton Municipal Borough), agreed in principle with the Lancashire County Council:

<table>
<thead>
<tr>
<th>Local Authority Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,940 Dwellings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Private Licence Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>250</td>
</tr>
</tbody>
</table>

**Total** 4,190
(b) Development for which no arrangements have been made, but which it is assumed will be undertaken either by Manchester or by other authorities on Manchester’s behalf, using that part of the building resources at present available to Manchester for which future employment within the city or Bowlee will be precluded by a shortage of sites:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority Housing</td>
<td>26,630</td>
</tr>
<tr>
<td>Private Licence Housing</td>
<td>5,800</td>
</tr>
<tr>
<td>Total</td>
<td>32,430</td>
</tr>
</tbody>
</table>

(c) Development already offered by other authorities utilising their own building resources:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority Housing</td>
<td>450</td>
</tr>
<tr>
<td>Total</td>
<td>600</td>
</tr>
</tbody>
</table>

(6) The Development Plan is therefore based on the provision for Manchester people of approximately 55,800 dwellings by July, 1971, of which 37,220 will be constructed outside the city.

(7) Appendix 1 compares the estimated population, gross density, and acreage at the time of survey (December, 1949) and at the end of the 20 year period, for areas devoted primarily to residential use. In connection with the indication of such areas on the Town Map, attention is drawn to the following points:

(a) The boundaries relate to the areas likely to be primarily residential at 1971, including areas of mixed development for which the proposed ultimate predominant use will not have been established by that time.

(b) The boundaries differ from those taken at the time of survey as necessitated by changes of use likely to be achieved by 1971. In some instances, where more permanent boundaries to residential development are expected to be established by 1971, units treated separately at the time of survey are combined on the Town Map. Such units are identified on the Town Map and in Appendix 1 by a combination of the original unit index numbers.

(c) The units on the Town Map do not necessarily represent proposed neighbourhoods. Except where affected by residential proposals expected to be implemented during the 20 year period they remain, as at the time of survey, areas containing development generally uniform in character.
(8) The estimated changes in population within the city detailed in Appendix 1 represent a reduction from approximately 703,500 at the time of survey to 606,480 at the end of the 20 year period. The overspill (planned and voluntary) resulting from the housing proposals referred to in paragraph 6, and taking account of the housing need arising from the anticipated natural growth of population, is estimated to amount to approximately 137,500 persons by 1971.

(9) The Development Plan proposes that in principle the net density for residential redevelopment shall not exceed 90 habitable rooms per acre in any part of the city. Net density is defined as the density per acre of land occupied solely by a layout of dwellings of any type, including the curtilages of such dwellings, any small public or private open spaces included in the layout, and half the width of any street on which these lands abut (except Trunk, Class 1 and Class 11 roads where only 20 feet of the width of such road is included). Habitable rooms are defined as living rooms, bedrooms and living kitchens but not bathrooms or sculleries.

Part B - Programme Map

Proposals for 20 Year Period

New Development

(1) Wythenshawe (within residential units Nos. 31, 32, 33, 34, 35, 36 and 37)
- 6,070 Local Authority Dwellings

(2) Blackley and Charlestown (within residential unit No. 2)
- 1,190 Local Authority Dwellings

Redevelopment

Within residential units Nos. 5, 7/10, 9/12, 13, 16/21, 17/18, 20 and 26.
- 8,170 Local Authority Dwellings

(11) The Programme Map does not show in detail sites proposed for private licence housing. Such development will take place within the new development areas referred to in the last paragraph, and on various small sites elsewhere in the city.

Proposals for First 5 Years

(12) The substantial completion of the new development local authority housing is expected to take place in the first five years, but the extent to which redevelopment will be carried out during this period cannot be stated. The Programme Map indicates the areas within which it is expected redevelopment will largely be confined in the early stages, but it is not intended to suggest that the whole or any particular part of
these areas will in fact be dealt with comprehensively during the first five years.

(13) It is intended that redevelopment will for the most part commence with the clearance and replacement of unfit residential properties only in areas intended wholly for housing purposes, in order to ensure the minimum loss of residential accommodation in the early stages. Advantage will be taken of small sites already cleared, where the demolition of a few standing dwellings will provide compact economic re-housing areas.

(14) The redevelopment programme proposed in the Development Plan envisages the demolition of approximately 20,066 dwellings distributed as follows:

<table>
<thead>
<tr>
<th>Dwellings to be Demolished</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Within areas intended for residential purposes and to be replaced by 8,170 dwellings</td>
<td>14,789</td>
</tr>
<tr>
<td>(b) Within areas intended for industrial use</td>
<td>3,939</td>
</tr>
<tr>
<td>(c) Within areas intended for central area commercial use</td>
<td>1,184</td>
</tr>
<tr>
<td>(d) Within areas intended for cultural use</td>
<td>154</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20,066</strong></td>
</tr>
</tbody>
</table>

Approximately 760 of the above dwellings occupy land required for new major roads or the improvement of existing major roads.

SECTION 2 - Shopping (other than in the Central Area of the City.)

Part A (Town Map)

(15) Areas shown on the Town Map for shopping use (other than in the central area of the city) comprise the following:

(a) Shopping areas (existing and proposed) in the new development areas of Wythenshawe (residential units 31 to 37 inclusive) and Blackley and Charlestown (residential unit 2). These are defined on the Town Map except in the case of the following two areas in Wythenshawe for which the precise location is not determined and which are shown symbolically:

(1) Neighbourhood shopping centre in the proposed Peel Hall Neighbourhood (residential unit 35)
(2) District shopping centre in the Northenden neighbourhood (residential unit 32), dependent on redevelopment within the existing Northenden Village.

(b) Proposed district shopping centres elsewhere in the city which are shown symbolically on the Town Map.

(c) Proposed neighbourhood shopping centres (shown symbolically on the Town Map) in the areas expected to be redeveloped for residential purposes during the next 20 years.

(16) Proposals for other future shopping centres in areas intended for general residential purposes have not been determined and are not shown on the Town Map. The Development Plan envisages that existing shopping areas, not affected by the proposals described in the last paragraph or by other proposals included in the Plan involving a specific change of use, will remain substantially undisturbed during the 20 year period. Such areas are omitted from the Town Map for purposes of simplification, but it is stressed that this implies no ultimate intention either to retain or to eliminate shopping use in these locations.

Part B (Programme Map)

(17) The Programme Map shows by definition or symbol specific shopping development which is expected to be carried out in the first five and the subsequent 15 years of the 20 year period.

SECTION 3 - Education

Part A (Town Map)

Schools

(18) The schools shown on the Town Map comprise the following:

(a) Existing and proposed schools in Wythenshawe (residential units 31 to 37 inclusive) and Blackley and Charlestown (residential unit 3), which together represent the whole of the school provisions proposed for these areas.

(b) School proposals (for new schools or for the extension and adaptation of existing schools) within the areas expected to be redeveloped for general residential purposes during the 20 year period. These are shown symbolically on the Town Map.

(c) Two proposed schools, one in each of residential units Nos. 3 and 25.
(d) All existing schools elsewhere in the city (other than in areas ultimately proposed for a non-residential use) which are expected to remain in use on their present sites for at least 20 years.

(19) Existing schools in areas proposed for non-residential purposes will remain in use until no longer required; i.e. until the intended non-residential use is substantially established in the area and/or until no demand arises from adjoining residential areas.

General School Playing Fields.

(20) The Town Map also shows lands ultimately proposed for general school playing field purposes, additional to those to be provided adjacent to schools. In some instances school playing fields are proposed within larger areas to be used for two or more types of open space. Where no layouts have been prepared for such areas the Town Map defines the whole area and indicates the types but not the extent of the constituent open spaces for which it is intended.

(21) It is further intended that lands shown on the Town Map as tipping areas or surface mineral workings should ultimately be used wholly or in part for school playing field purposes when tipping or mineral working is completed.

Further Education

(22) The Development Plan proposes two County Colleges, one in each of residential units Nos. 31 and 35 in Wythenshawe, the sites for which are defined on the Town Map. Eight additional County Colleges are required in the city, the locations of which have yet to be determined. Other establishments for Further Education are intended in the area proposed in the Plan for cultural use (see Section 14).

(23) In principle, school development proposed in the Plan is that for which land is or is likely to become available during the 20 year period. Additional school development is expected to take place during this period in other areas where an urgent need exists, but the location and type of such development will be dependent on the policy subsequently adopted to overcome site restrictions.

PART B (Programme Map)

(24) The Programme Map shows by definition or symbol specific development of schools, county colleges and school playing field areas expected to be carried out in the first five and the subsequent 15 years of the 20 year period. This development is detailed in Appendix 2.

(25) Areas proposed for general open space purposes, including school playing fields, are shown compositey on the Programme Map, but where applicable an indication is given that only the school playing fields within such areas are expected to be established during the 20 year period.
SECTION 4 - Open Space

Part A (Town Map)

(26) Within the limitations of the scale used the Town Map shows areas which it is intended should ultimately be used for open space purposes. These comprise:

(a) Wythenshawe, Blackley and Charlestown

All existing and proposed open spaces, representing the final open space pattern for these areas.

(b) Elsewhere in the City

All existing open spaces for retention, together with areas proposed for major open space purposes.

(27) Except for Wythenshawe, Blackley and Charlestown, the Town Map does not indicate proposed neighbourhood open spaces. It is intended that residential redevelopment shall include the provision of public open space, actually within the redevelopment areas, at a standard of not less than 1.2 acres per 1,000 population. This open space will consist mainly of children's playparks and small neighbourhood parks, the sites for which will be determined when the redevelopment areas are planned in detail. It is also intended to provide, adjoining or close to schools in redevelopment areas, a proportion of the statutory school playing field requirements ranging from 50% for a one form entry secondary school to 100% for all primary schools. For the most part such open spaces will be additional to those shown on the Town Map.

(28) Areas shown on the Town Map as tipping areas or surface mineral workings are those which, although expected to remain in use for these purposes beyond 1971, are ultimately intended for conversion into additional major open spaces (see also paragraph 21).

Part B (Programme Map)

(29) The Programme Map shows new open spaces which it is expected will be established within the first five and the subsequent 15 years of the 20 year period. These are summarised in Appendix 3.

(30) Neighbourhood public open spaces within the 20 year redevelopment areas are not indicated on the Programme Map although included in Appendix 3.

(31) Certain woods, coppices and natural amenity features shown on the Town Map as future public open spaces are not indicated on the Programme Map or included in Appendix 3 as although likely to be in use as public open spaces by 1971, no appreciable amount of conversion work will be necessary and no material change of use will be involved.
SECTION 5 - Miscellaneous Uses Ancillary to Residential Development.

(32) Apart from schools, shops and open spaces the Development Plan includes no specific proposals for the various communal facilities ancillary to residential development.

(33) For the new development areas of Wythenshawe, Blackley and Charlestown, the Town Map indicates areas proposed to be used for general Local Government building purposes. It is intended that such areas will be used for community centres, libraries, health centres, etc. It is not possible to define similar areas elsewhere in the city.

(34) Proposals for licensed premises, cinemas, theatres and churches (other than the Cathedral) are omitted entirely from the Town Map, as being of no broad planning significance. Such omission is for purposes of simplification only and will not determine the Council's future course of action in respect of any particular building or buildings of this type.

(35) Attention is drawn to the reservation in the Town Map of substantial adjoining areas in Wythenshawe for shopping and general Local Government purposes. Although these will be the predominant uses for the areas it is intended that they shall be developed in the form of a Civic Centre within which full provision may be made for the central shopping, business and social needs of the Wythenshawe community of approximately 90,000 persons.

SECTION 6 - Industry.

Part A - (Town Map)

Ultimate Industrial Zones

(36) The Town Map shows the areas which it is intended should ultimately be devoted to industrial purposes, in order to secure satisfactory working conditions for the population expected to be accommodated eventually in the proposed ultimate residential areas.

Future Policy

(37) Within these future areas the Council will encourage industrial development as land becomes available, subject to such development doing nothing to worsen temporarily the living conditions in those parts of the areas within which an existing mixed or predominantly residential use is likely to remain substantially undisturbed for some time.

(38) Outside the proposed industrial areas it is not envisaged that positive action to eliminate existing industrial use will be taken until the redevelopment of areas, within which particular premises are located, appears imminent. Moreover it
will be the general policy of the Council not to seek the removal of existing industrial premises in advance of the termination of their useful lives, unless such removal is vital to the furtherance of any particular redevelopment scheme or schemes.

(39) The proposed industrial areas shown on the Town Map are detailed in Appendix 4.

Part B - (Programme Map)

(40) The Programme Map shows the areas in which specific industrial development is expected to take place during the first five years, together with other areas in which development could take place during the 20 year period as a whole. These areas comprise the following:

(a) The undeveloped portions of the proposed industrial zones in Wythenshawe.

(b) Vacant sites in proposed industrial zones elsewhere in the city.

(c) Areas within proposed industrial zones, in which land is likely to be made available by the clearance of slum property under the proposed 20 year housing programme.

(41) It is emphasised that except in respect of the development shown specifically for the first five years the Programme Map does not imply that industrial development will be completed in the areas shown within the 20 year period. Such development would appear to be within the available industrial building capacity and is also sufficient to allow for the satisfactory relocation of industry expected to be displaced from the 20 year residential redevelopment areas; its completion will nevertheless be mainly governed by economic considerations which cannot be foreseen at the present time.

SECTION 7 - Central Area of the City

Part A (Town Map)

(42) The Town Map indicates the sub-zones in the central area of the city within which it is intended the principal central area uses should ultimately be confined. The areas proposed are as follows:

(a) General Business (Offices and Warehouses) - 357 acres

(b) Shopping - 106 acres

(c) Civic, cultural and special uses - 83 acres
(b) The completion of the following schemes at present in hand:

1. The Free Trade Hall
2. The Royal Exchange
3. The College of Technology Extension

(c) The undertaking of the following schemes for which planning consent or approval in principle has been given:

1. Equitable Buildings and No. 22 St. Ann Street
2. Shops and Offices in New Brown Street and Market Street
3. Werneth Chambers in Princess Street
4. C.W.S. Building in Deansgate
5. 'Daily Telegraph' Building in Aytoun Street
7. Extension of C. & A. Modes Premises in Tib Street
8. National Library for the Blind in Byrom Street

(d) The development for General Business purposes of land made vacant by the clearance of slum property within the proposed central area under the proposed 20 years Housing programme. The Programme Map shows the general areas within which such development will take place, but does not attempt to define individual sites.

47. In connection with the war damaged areas, the Council are considering the following specific schemes:

(a) A new exhibition hall north of Liverpool Road Goods Depot and partly in the Water Street Area.

(b) A new wholesale market in the Swan Street Area.

(c) A new hotel in either the Market Place, Piccadilly or Portland Street Areas.
5 Year Programme (48) Development which can be foreseen with sufficient certainty to warrant its inclusion in the first five years of the programme and which is shown as such on the Programme Map is as follows:-

(a) Completion of Outstanding Work

(1) Royal Exchange
(2) Free Trade Hall
(3) College of Technology Extension

(b) Other Proposals

(4) Equitable Buildings and No. 22 St. Ann Street
(5) Shops and Offices in New Brown Street and Market Street
(6) Woolworths (within the Market Place War Damaged Area)
(7) Werneth Chambers in Princess Street
(8) Law Courts (within the Water Street War Damaged Area). Commencement of project only.

SECTION 8 - MINERALS

Coal

(49) The Development Plan envisages the continued extraction of coal from the Bradford Colliery of which the pithead is located in the proposed Bradford Industrial Area. The Town Map allocates land required for the extension and reorganisation of the pithead equipment. This development will be carried out during the 20 year period.

(50) There are no proposals for open cast coal working within the city.

Clay

(51) The Development Plan envisages that the winning of clay within the city shall cease when the present reserves in land already owned by the brick making concerns are exhausted.

(52) The areas shown on the Town Map as clay workings are those in which at the present rate of extraction the estimated reserves will last for upwards of 20 years. It is intended that ultimately these areas will be tipped up and utilised for open space purposes (see also paragraphs 21 and 28).
Erecting only workings, which it is estimated possess less than 20 years reserves, are intended to be converted into open space and are shown as such on the Town Map. The Programme Map indicates the progress likely to be made in this respect during the 20 year period.

SECTION 9 - ROADS

Part A - (Town Map)

(54) The Town Map shows the alignment of all existing and proposed roads which it is intended shall ultimately form the principal road network for the city as a whole.

(55) This ultimate network is detailed in Appendix 5.

Part B - (Programme Map)

(56) Road proposals shown on the Programme Map as likely to be implemented during the first five and the subsequent 15 years of the 20 year period, represent only new roads and reconstructions of existing roads which at present have no major traffic importance. Widening and improvements of existing classified roads are not shown, as they do not represent a material change of use.

(57) Appendix 6 details the whole of the 20 year road programme for both new roads and improvements.

(58) It is estimated that this programme will necessitate the demolition of approximately 1,150 dwellings (additional to those mentioned in paragraph 14) but that only about 315 will possess any useful residual life at the time of demolition.

SECTION 10 - COMMUNICATIONS (Miscellaneous)

Car Parks

(59) The policy with regard to the future provision of additional car parking facilities in the central area of the city is at present under consideration, and no specific car parking proposals are included in the first Development Plan.

(60) Lands at present used for parking purposes in connection with Belle Vue Zoological Gardens and Stadium, and with Manchester City's Football Ground, are shown on the Town Map as reserved for the same purpose.
(43) The future central area is bounded generally by the proposed Inner Ring Road on the north and east sides, the proposed Link Road (Regent Road to Ashton Old Road) on the south side, and the city boundary (River Irwell) on the west side, with deviations to include an area to the west of Strangeways Prison and an area containing the Oldham Road Railway Goods Depot, and to exclude the predominantly industrial areas in Ancoats, Hayfield and Knott Mill.

Implementer

(44) It is the Council's intention to promote and encourage development on war damaged or other vacant sites in accordance with the long term sub-zoning proposals. They do not intend to take other positive action to secure the desired changes of use; these will be brought about gradually as opportunities arise for the demolition and rebuilding of individual properties. At the same time it will be the policy of the Council to exercise control over the improvement, reconstruction or extension of premises used for a non-conforming purpose, so that nothing shall be done which might seriously prejudice the future implementation of either the sub-zoning proposals included in the Development Plan or the more detailed proposals prepared subsequently for particular parts of the central area.

Special Features

(45) Attention is drawn particularly to the following features of the central area proposals not capable of representation on the Town Map:

(a) It is the Council's general intention to prevent the future replacement of warehouses within the area contained by the proposed City Centre Road.

(b) As part of the main civic sub-zone, it is the Council's intention that there should eventually be established a Processional Way extending from the proposed Courts of Law (indicated on the Town Map) to Albert Square. This proposal will be safeguarded by the control of development referred to in paragraph (44).

(c) It is the Council's intention that the Subsidiary Civic sub-zone shown on the Town Map, should be developed in the form of an Ecclesiastical Precinct containing the Cathedral and Chatham's Hospital.

Part B - (Programme Map)

20 Year Programme

(46) The development shown on the Programme Map as expected to be undertaken during the 20 year period as a whole comprises the following:

(a) The substantial re-building of war damaged areas i.e.

(1) Strangeways

(2) Market Place

(3) Water Street (including Courts of Law)
Bus Stations

(61) The policy with regard to the future operation of bus services and the provision of bus stations is at present under consideration, and will be determined largely by experience gained from the more extensive use of through services proposed by the Corporation Transport Undertaking, or as later necessitated by the possible future operation of bus services on a regional or semi-regional basis.

(62) The Development Plan therefore includes no specific proposals for bus stations.

Railways

(63) No proposals are envisaged by the British Railways involving changes in land use and the Development Plan is based on the retention of railway facilities in their present form. The Town Map repeats the information obtained at the time of survey in respect of land used for railway purposes.

Airways

(64) Pending the results of negotiations at present in hand with the Ministry of Civil Aviation, no proposals are included in the Development Plan in respect of airports which would involve changes in land use either within or outside the city. That part of Ringway Airport actually within the city is allocated for airport purposes on the Town Map.

Waterways

(65) The Development Plan includes no specific proposals in respect of canals, but attention is drawn to the following:

(a) The intention of the Rochdale Canal Company to promote a Parliamentary Bill seeking to extinguish navigational rights on the Rochdale Canal.

(b) Negotiations at present in hand between the Corporation and the North Western Division of the Docks and Inland Waterways Executive with a view to the closing and transfer to the Corporation of the Manchester section of the Stockport branch of the Manchester and Ashton-under-Lyne canal.

(66) Pending the outcome of these negotiations, possible alternative uses for land at present occupied by these canals and ancillary development cannot be determined and the canal system shown on the Town Map is the same as that existing at the time of survey.
SECTION 11 - Development by Government Departments

Service Departments

(67) The only specific proposals included in the Development Plan in respect of service interests are as follows:

(a) Land held by the Royal Navy, adjacent to Armstrong Whitworth's Works in Openshaw and formerly used in connection with the manufacture and testing of naval guns, is included within a proposed ultimate industrial zone.

(b) Land adjacent to the Melland Playing Fields in Gorton, and held by the East Lancashire Territorial Army Association, is allocated on the Town Map for military purposes.

Non-Service Departments

(68) The only specific proposals included in the Development Plan directly affecting the interests of other Government Departments are those in respect of lands to be designated. These matters are referred to in Section 16.

SECTION 12 - Public Utilities

Water

(69) The Development Plan includes no specific proposals directly affecting the interests of the Manchester Water Undertaking.

Sewerage and Sewage Disposal

(70) The Development Plan proposes the abandonment of the Northenden Sewage Works within the 20 year period. The land is liable to flooding and will revert to open space use.

(71) The Development Plan also envisages the abandonment of Withington Sewage Works, if as a result of investigations now in hand this proves to be practicable both technically and economically. Pending such confirmation, no change of use is shown on the Town Map in respect of this works.
Gas.

(72) The Development Plan includes no specific proposals directly affecting the interests of the Gas Undertaking in Manchester. It envisages the retention of the existing works as follows:

(a) Bradford Road Works - In Bradford Industrial Zone
(b) Rochdale Road - In Irk Valley Industrial Zone.
(c) Gaythorn (Storage only) - In Central Area General Business Sub-Zone

Electricity

(73) The Development Plan includes no specific proposals directly affecting the interests of the Electricity Undertakings (Generation and Distribution) in Manchester. It envisages the retention of the existing generating stations as follows:

(a) Stuart Street Station - In Openshaw Industrial Zone
(b) Dickinson Street - In Central Area General Business Sub-Zone.
(c) Bloom Street -

SECTION 13 - University

Part A (Town Map)

(74) The Town Map shows the areas reserved for the expansion and reorganisation of the Victoria University of Manchester.

(75) It is the Council's intention as a long term policy, and in collaboration with the University Authorities, to encourage the redevelopment of these areas as a University Precinct, by taking such action as may appear necessary from time to time either compulsorily to acquire land required for particular proposals, or to safeguard proposals by exercising control over interim non-conforming development within the areas.

Part B (Programme Map)

(76) The Programme Map shows specific proposals which the University Authorities expect to complete within the next five years. These are as follows:

Completion of Dental Hospital
" Electrical Engineering Building
" Part of Arts Building Extension
Arts Library Extension
Unions Building
Part of Biological Science Building

(77) The Programme Map also defines the area within which it is expected further university development will take place during the subsequent 15 years of the 20 year period.
SECTION 14 - Cultural Areas.

Part A (Town Map)

(78) The Town Map shows the areas (between the University Precinct and the central area of the city) which it is proposed should ultimately be used for development of a cultural character.

(79) The Development Plan includes no specific proposals for these areas, but in principle the Council's intentions are as follows:

(a) That the northern area (allocated for general civic use on the Town Map) should contain buildings mostly of a public or semi-public type, including a Central Municipal Swimming Bath, a Manchester Museum, and such cultural buildings as may be required from time to time.

(b) That the southern area immediately north of the University Precinct (allocated for education use on the Town Map) should contain buildings devoted mainly to Further Education, such as Schools of Domestic Economy, Commerce, Art, an Institute of Adult Education and a County College.

(80) It is envisaged that the desired change of use within these areas will be brought about gradually as opportunities arise for the implementation of specific proposals, and the policy of the Council will be consistent with that described in paragraph 44 in connection with the redevelopment of the central area of the city.

Part B (Programme Map)

(81) The extent or location of lands within the proposed cultural areas likely to be developed in the 20 year period cannot be foreseen with sufficient accuracy at this stage to warrant their inclusion in the Programme, except in the case of a small area, defined on the Programme Map, within which sites will become available as a result of slum clearance under the 20 year housing programme.

SECTION 15 - Health

Part A (Town Map)

Hospitals

(82) The Town Map allocates additional land for the extension of the following hospitals controlled by the Manchester Regional Hospital Board:

(a) Ancoats Hospital
(b) Manchester Northern Hospital
(c) Manchester Victoria Memorial Jewish Hospital
(d) Wythenshawe and Baguley Hospitals (adjoining sites).
(e) Christie Hospital and Holt Radium Institute.
The Development Plan envisages the permanent retention on their present sites, of the remaining hospitals controlled by this Board, with the exception of the following:

(a) Gartside Street Children's Dispensary which is directly affected by the City Centre Road proposal.

(b) St. Luke's Special Clinic, Manchester Hearing Aid Clinic and the Manchester and Salford Hospital for Skin Diseases, all of which are within the central area of the city in sub-zones proposed for General Business purposes and whose ultimate removal may prove necessary or desirable as and when the redevelopment of adjoining sites is undertaken or in any case when major reconstruction becomes necessary.

(c) The Manchester Ear Hospital which is located in the proposed Cultural Area; and in respect of which conditions similar to those referred to in the last sub-paragraph will apply.

(d) The Chest Clinic, located within the proposed University Precinct, which may be affected during the later stages of University redevelopment.

The Board have at present no proposals for the future replacement of any of these hospitals.

Pending a final decision by the Board, the Town Map provisionally reserves land at Abbey Hey, at present mainly occupied by the Fairfield Golf Course, for a new Eastern General Hospital.

The Town Map shows the area reserved for the expansion and reorganisation of the teaching group of hospitals controlled by the United Manchester Hospitals. The existing hospitals within this area are:

(a) The Manchester Royal Infirmary
(b) Saint Mary's Hospital
(c) The Royal Eye Hospital

It is the Council's intention to assist the United Manchester Hospitals to redevelop this area as a Medical Precinct, in a manner similar to that proposed for the adjoining University Precinct.

The Development Plan envisages the future establishment of health centres controlled by the Corporation, but at this stage proposals are not sufficiently advanced to enable land to be allocated on the Town Map specifically for this form of development. Existing municipal clinics and welfare centres existing at the time of survey are omitted from the Town Map.
Part B (Programme Map)

(88) Neither of the two Hospital Authorities are able to indicate their proposals for the 20 year period, except for the proposal of the United Manchester Hospitals to develop the site of the former Union Chapel, in the proposed Medical Precinct, during the first five years of the period. This development is indicated on the Programme Map.

SECTION 16 - Designations

(89) Lands to be designated as subject to compulsory purchase under Section 5(2) of the Town and Country Planning Act, 1947, are indicated symbolically on the Town Map and defined on the Designation Maps forming part of the Development Plan.

(90) These lands are as follows:-

<table>
<thead>
<tr>
<th>Designation Ref. No.</th>
<th>Locality</th>
<th>Authority proposing to acquire and reason for acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Site of derelict factory, Sherborne Street, Cheetham.</td>
<td>Manchester Regional Hospital Board. Extensions to Manchester Victoria Memorial Jewish Hospital</td>
</tr>
<tr>
<td>2</td>
<td>Sites of former 543/551 Wilbraham Road, Chorlton-om-Hardy</td>
<td>Ministry of Works. Chorlton Branch Post Office</td>
</tr>
<tr>
<td>3</td>
<td>Vacant land at junction of Halliwell Lane and Waterloo Road, Cheetham.</td>
<td>Ministry of Works. Ministry of Labour Offices</td>
</tr>
<tr>
<td>4</td>
<td>Site of Government Buildings, Julia Street, Strangeways</td>
<td>Ministry of Works. Government Offices. Land at present held on requisition.</td>
</tr>
<tr>
<td>5</td>
<td>Sites of 263/283 Oxford Road, Chorlton-on-Medlock.</td>
<td>Manchester Corporation on behalf of University of Manchester. Biological Science Building</td>
</tr>
</tbody>
</table>

(91) The Town Map also defines the boundaries of areas of extensive war damage, scheduled under Section 1 of the Town and Country Planning Act, 1944,
for which Declaratory Orders, rendering the land within the areas liable to compulsory purchase, have been confirmed. Under Schedule 10 of the Town and Country Planning Act, 1947, these areas are deemed to be designated as areas of comprehensive development subject to compulsory purchase.

The areas are as follows:

(a) Miller Street War Damaged Area
(b) Cheetham Hill
(c) Strangeways
(d) Knott Mill
(e) Market Place
(f) Water Street

SECTION 17 - Programme (Basis for Determination)

(92) The primary consideration in determining the programme of development proposed in the Development Plan for the first five and the subsequent 15 year periods, has been one of ensuring that the total volume of capital work involved does not exceed the output which would be achieved over the two periods on the assumption that the building and civil engineering resources available to the city for capital works remain at approximately their present level. The present output of capital work amounts in value to about £9,000,000 per annum.

(93) Subject to this limitation, additional factors taken into account are as follows:

(a) That the programme of development should make the most effective contribution towards the long term solution of the main problems, as proposed in the Development Plan, while at the same time remedying particularly serious defects in the physical and social structure of the city.

(b) That the programme should not imply unreasonable expenditure of public funds.

(c) That development specifically included in the Programme and defined on the Programme Map should be only that for which there appears to be a reasonable prospect of achievement.

(94) In connection with item (c) in the last paragraph, the development specifically included in the programme accounts for approximately 68% and 80% of the potential output of capital work estimated for the first five and subsequent 15 year periods respectively. It is considered that within the resultant margins, additional development in the following categories will be practicable:

(a) Development which although of planning significance and likely to be undertaken during the periods concerned, cannot be determined at this stage as regards either extent or location.
(b) Indeterminate new development of a miscellaneous character not likely to be of major planning significance and consequently not dealt with by the Development Plan.

(95) It is stressed that the purpose of the twenty year programme as a whole is to give an indication of the areas and the order in which, at the present time, it is proposed that development should proceed. It may from time to time appear expedient to advance or retard specific proposals, or the development of certain areas, and opportunities will occur at each quinquennial review of the Development Plan for such adjustments to be made in the light of the situation then existing.

(96) It is further stressed that in the meantime the economic and political situation is such that no guarantee can be given that the whole or any particular part of the development proposed for the first five years will in fact take place during that period.