

**THE HIGHWAYS ACT 1980
-and-
THE ACQUISITION OF LAND ACT 1981
THE HIGHWAYS (INQUIRIES PROCEDURE) RULES 1994
COMPULSORY PURCHASE (INQUIRIES PROCEDURE) RULES 2007**

REFERENCE: LAO/NW/SRO/2013/40 and LAO/NW/CPO/2013/41

REBUTTAL PROOF

-of-

James McMahon in relation to the Proof

of

Steer Ethelston Rural Ltd

on behalf of Messrs B and K Dumville, Primrose Cottage Nurseries, Moss Nook

The Metropolitan Borough Council of Stockport

acting on its behalf and on behalf of

-Manchester City Council -and-

Cheshire East Borough Council

**to be presented to a Local Public Inquiry on the 30th September 2014 to consider
objections to**

**THE METROPOLITAN BOROUGH OF STOCKPORT (HAZEL GROVE (A6) TO
MANCHESTER AIRPORT A555 CLASSIFIED ROAD) COMPULSORY PURCHASE
ORDER 2013**

**THE METROPOLITAN BOROUGH OF STOCKPORT (HAZEL GROVE (A6) TO
MANCHESTER AIRPORT A555 CLASSIFIED ROAD) (SIDE ROADS) ORDER 2013**

VOLUME 2 - APPENDICES

Parveen Akhtar

Head of Legal and Democratic Governance

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Appendix A Manchester City Council Response: A6MARR - Signage off Ringway Road / Styal Road

From: p.swann@manchester.gov.uk [mailto:p.swann@manchester.gov.uk]
Sent: 06 October 2014 13:31
To: Naz Huda
Subject: Re: A6MARR - Signage off Ringway Road / Styal Road

Naz,

Manchester has a policy for signing, and the relevant part of it in relation to the signing of a business premises is:

Manchester Policy on Directional Signs for Pedestrian and Cyclists

The location or facility to be signed should have no commercial involvement, although each location will be assessed on its own merits. In addition the applicant may not use the signing as an advertising method for a commercially registered business or businesses.

The facility must meet a local need and the signage must be installed where there is a transient population. The location of pedestrian signage needs to be dictated by the walking or cycling route to the facility. Pedestrian signage is not an advanced type directional sign and it should be located only at the point where the direction to the facility is required to be changed. Pedestrian signs make use of area names where possible; signs to specific facilities will only be approved in the immediate vicinity of the facility.

A comprehensive list of all facilities for which pedestrian and cyclist directional signing may be used is given below. For cycling the signs to be provided would be supported only on an appropriate or recognised route.

Where applications for this type of sign are made by third parties, the applicant should meet the cost of the design and installation of the signs as detailed below. The number and locations of cycle or pedestrian signs is determined by the City Council and not the applicant.

With regard to signing to tourist attractions, the policy is:

Manchester Policy on Tourist Destination Signing and Vehicular Directional Signing

When requests are received requesting brown tourist destination signage they are assessed using the following guidelines:

the tourist business must be open for a minimum period during the year;
the tourist business must be publicised in the tourist guide and at the Tourist Information Centre;
the tourist business is accredited by the "Visitor Attraction Quality Assurance Service" (VAQAS) run by VisitBritain;
the tourist business has adequate car parking and toilets (including provision for visitors with disabilities) on site or close by; and
the tourist business has adequate cycle parking.

All tourist attractions listed above can qualify for directional signing, if such a facility were to be established in Manchester or an existing facility requested such signage. Where applications for this type of sign are made by third parties, the applicant should meet the cost of the design and installation of the signs as detailed below.

None of the tourist facilities listed above will be granted brown tourist signs. Manchester is an urban authority where there are many accommodation facilities, restaurants and public houses. To sign all

these facilities would create an enormous amount of street clutter and confusion, particularly as the majority of these facilities are located within the city centre or in the urban area.

I would therefore conclude that under MCC's policy, the nursery would not qualify for a sign.

Regards,

Paul

Paul Swann,
Team Leader

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