



Tall Buildings

Policy BE2: Tall Buildings

- A. The Council will consider proposals for well-designed tall buildings, of a high architectural standard and high-quality materials, in appropriate locations. For the purposes of this plan, tall buildings are considered to be either six stories or more, or 30 metres or more in height.
- B. The following broad locations are considered to be the most suitable areas to accommodate tall buildings:
 - i. Town Centres (Altrincham, Sale, Stretford and Urmston);
 - ii. Strategic Development Areas within Trafford North which have a strategic masterplan, such as the Civic Quarter, Pomona and Stadium District and Wharfside; and
 - iii. Appropriate locations within 800 metres of a railway station or Metrolink stop.
- C. All proposals for tall buildings must clearly demonstrate how they would:
 - i. Have a positive impact on the distinctiveness of the surrounding neighbourhood through the use of high-quality design, architecture and materials.
 - ii. Respect and enhance the existing character and appearance of the neighbourhood (having regard, but not limited to - scale and massing, urban grain and public realm).
 - iii. Respect and not adversely impact the amenities and / or operations of nearby existing occupying land users / uses (having regard, but not limited to - noise and wind impacts, overshadowing, privacy and outlook).
 - iv. Provide high quality and human scale interfaces at street level, incorporating active frontages.
 - v. Where appropriate, include the provision of elevated amenity space (for example in the form of private balconies, communal roof gardens etc).



- vi. Reduce energy consumption (including mitigating the impacts of heat loss and / or solar gain).

Places for Everyone Links

JP-P1

Relevant Strategic Objectives

SO10

- 12.11. In the right locations tall buildings can make an important contribution towards delivering new homes and support high quality place-making, particularly in well-connected areas in walking distance of high frequency public transport.
- 12.12. Poorly designed tall buildings can, however, seriously harm the character and identity of a place and the value of important views. Principal failings with tall buildings are often poor design quality, a lack of understanding of context, poor interaction at street level, and limited / no access to outdoor amenity space.
- 12.13. Trafford Council has produced / in the process of developing a number of documents which set out additional requirements / guidance for the design of tall buildings. These include the Civic Quarter Area Action Plan and Trafford Design Code. Masterplans are currently being developed for the New Carrington and Davenport Green (Timperley Wedge) strategic allocations, and a new masterplan for the Stadium District and Wharfside is soon to be commissioned.
- 12.14. The above documents (along with any additional future local guidance) will be used in conjunction with the policies contained within the Local Plan when assessing proposals for tall buildings. The Council supports early pre-application engagement for all proposals involving a tall building(s).



Consultation Question 12-2

Do you support Policy BE2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.