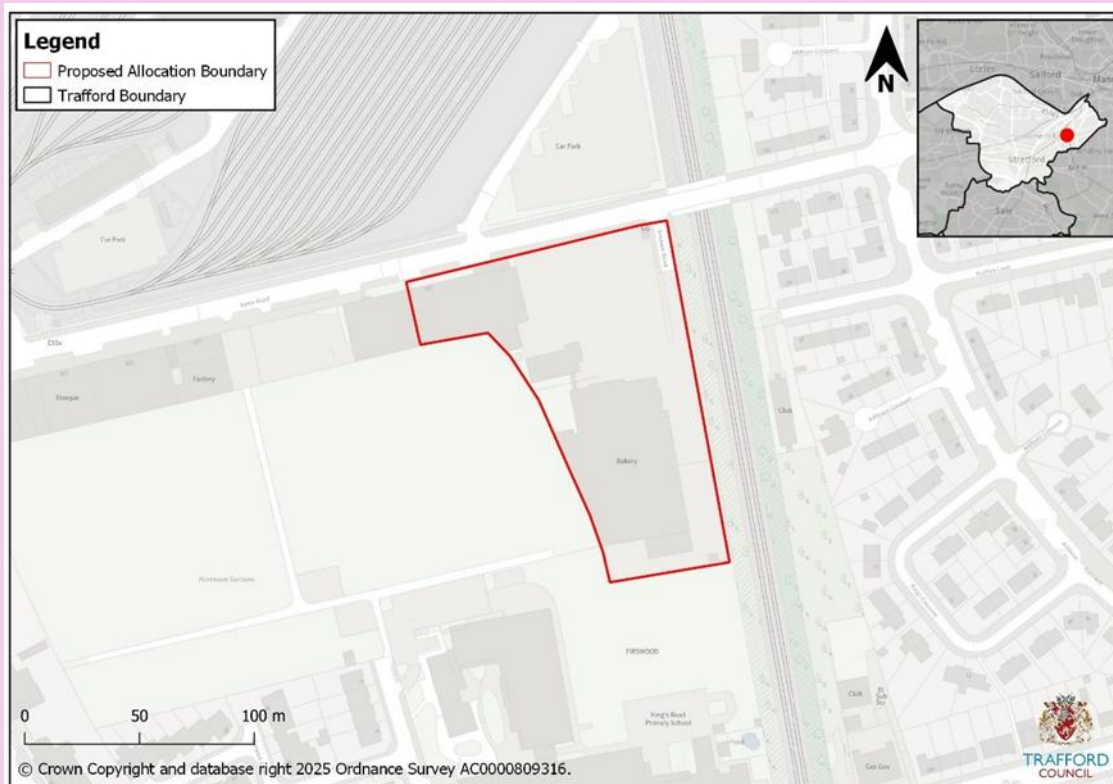


AN10: Land on Brixham Road, Old Trafford:



Address:	Land on Brixham Road, Old Trafford			
Site Size (Ha):	1.12			
Allocated for:	135 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	135	0	0

AN10: Land On Brixham Road, Old Trafford Site Requirements

Land On Brixham Road, Old Trafford is allocated for a minimum of 135 apartments.

Development of this site will be required to:

- A. Deliver a range of dwelling sizes and types which help to meet the identified housing need for the North Locality, as set out in Policy R4, and have regard to the latest housing needs assessment;
- B. Make provision for a minimum of 25% affordable housing, in accordance with the North Locality requirements of Local Plan Policy R3 and R3N;
- C. Deliver a high density apartment led development, achieving around 150 dwellings per hectare;
- D. Provide walking, wheeling and cycling access on / to Ayres Road and link to the wider strategic cycle network in this area on Talbot Road and Seymour Grove;
- E. Incorporate sufficient open space on site, in accordance with Policy OS1; and
- F. Have regard to the Metrolink line to the east of the site and provide appropriate noise mitigation.

- 2.111. The site is located off Brixham Road and Ayres Road and is currently used for open storage and low density employment uses. The western boundary of the site adjoins Seymour Grove allotments.
- 2.112. A number of apartment led schemes have come forward in close proximity to the site, and the allocation of this site reflects the wider trend towards residential uses in this area.
- 2.113. The site is in a highly sustainable location, close to the Old Trafford Metrolink stop, and it is therefore suitable for a high-density development of around 150 dwellings per hectare, ensuring the most efficient use of the site. This is in excess of the minimum requirements outlined in Policy JP-H4 but is considered appropriate given the site's sustainable location and surrounding uses.

- 2.114. To support access to the site via sustainable modes, improved / new walking, wheeling and cycling links will be required. Consideration should be given to how the site links to the strategic cycle route on Talbot Road, and the emerging Seymour Grove cycle scheme.
- 2.115. The East Didsbury / Manchester Airport Metrolink line runs immediately to the east of the site. The design of the scheme should therefore have regard to any noise impacts from the route and seek to minimise the impact.

Consultation Question 2-19

Do you support this proposed allocation? Yes / No

Consultation Question 2-20

Do you support the proposed use, amount and phasing of development? Are there any other specific issues or local features that should be considered for the site?