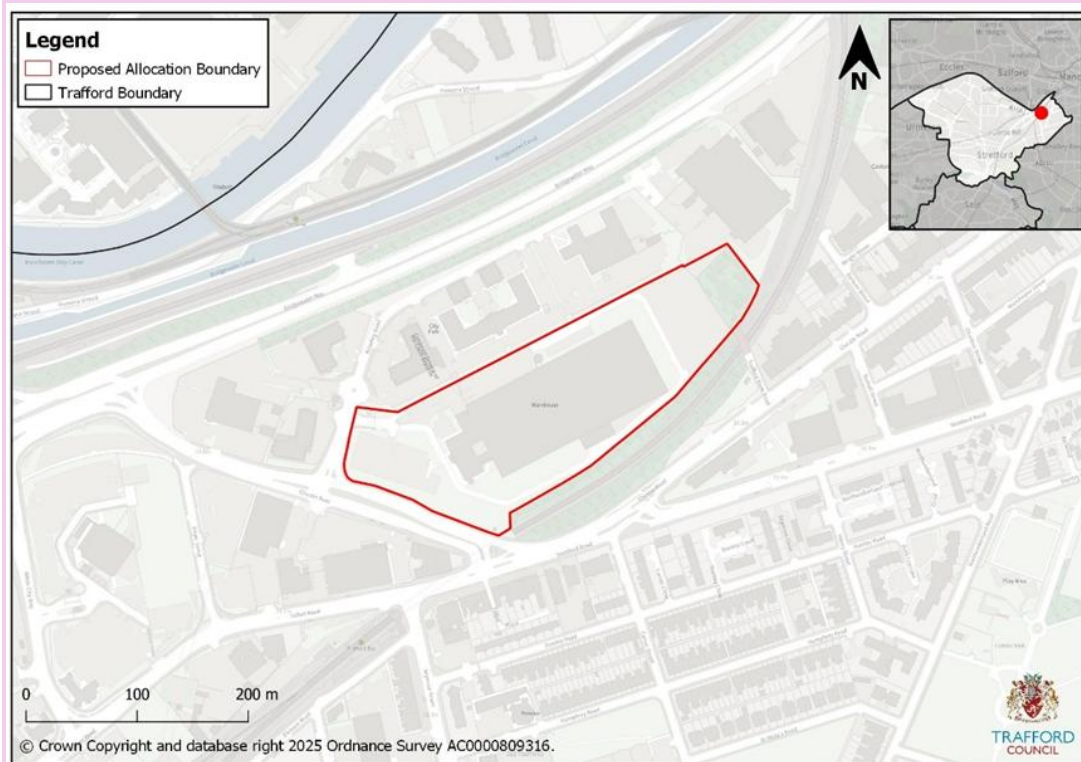


AN37: 2 Brindley Road, Old Trafford



Address:	2 Brindley Road, Old Trafford			
Site Size (Ha):	4.12			
Allocated for	19,000 sqm of industry/warehousing floorspace (gross)			
Anticipated delivery time scale	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	19,000 sqm	0	0	0

AN37: 2 Brindley Road Site Requirements

Land at 2 Brindley Road, Old Trafford is allocated for a minimum of 19,000 sqm (gross) B2 / B8 floorspace.

Development of this site will be required to:

- A. Be designed to respond sensitivity to the nearby Empress Conservation Area and its setting;
- B. Incorporate appropriate noise mitigation measures to ensure noise from HGV movements along the access road to not detrimentally impact nearby residential receptors;
- C. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces);
- D. Incorporate minimum levels of cycle parking; and
- E. Make an appropriate financial contribution to improved public transport service provision.

- 2.147. Land at 2 Brindley Road, Old Trafford provides an opportunity to modernise the existing logistics unit. The site is located within the Inner Area (Trafford) as defined by Local Plan Policy ST2, and is a short drive from Manchester City Centre, Salford Quays and Trafford Park. The proximity of these locations makes the site attractive for continued logistic uses.
- 2.148. The current logistic unit on site has a total floorspace of 14,865 sqm. To ensure continued use of the site for B2 / B8 uses, and to help enable its modernisation, the site is allocated for a minimum gross figure of 19,000 sqm B2 / B8 floorspace.
- 2.149. To the east of the site (on the opposite side of the Metrolink track) is the Empress Conservation Area. Redevelopment of the site will therefore have to ensure that it responds positively to nearby heritage assets and where appropriate their setting.
- 2.150. Various sites in close proximity to this allocation have recently been developed for residential, or have been identified for future high-density, residential development. The site is also within the Empress Regeneration Area (Policy

A4). Given this, the redevelopment of the site will need to ensure that sufficient noise mitigation is provided to reduce the noise of HGVs accessing and moving around the site.

- 2.151. The site is also located in a highly accessible location, a short walk from Trafford Bar Metrolink Stop. Frequent bus services also run along Chester Road. Redevelopment of the site will therefore be expected to incorporate a lower number of car parking spaces, and a good level of cycle parking provision, to encourage workers to access the site by active travel or public transport.

Consultation Question 2-30

Do you support this proposed allocation? Yes / No

Consultation Question 2-31

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?