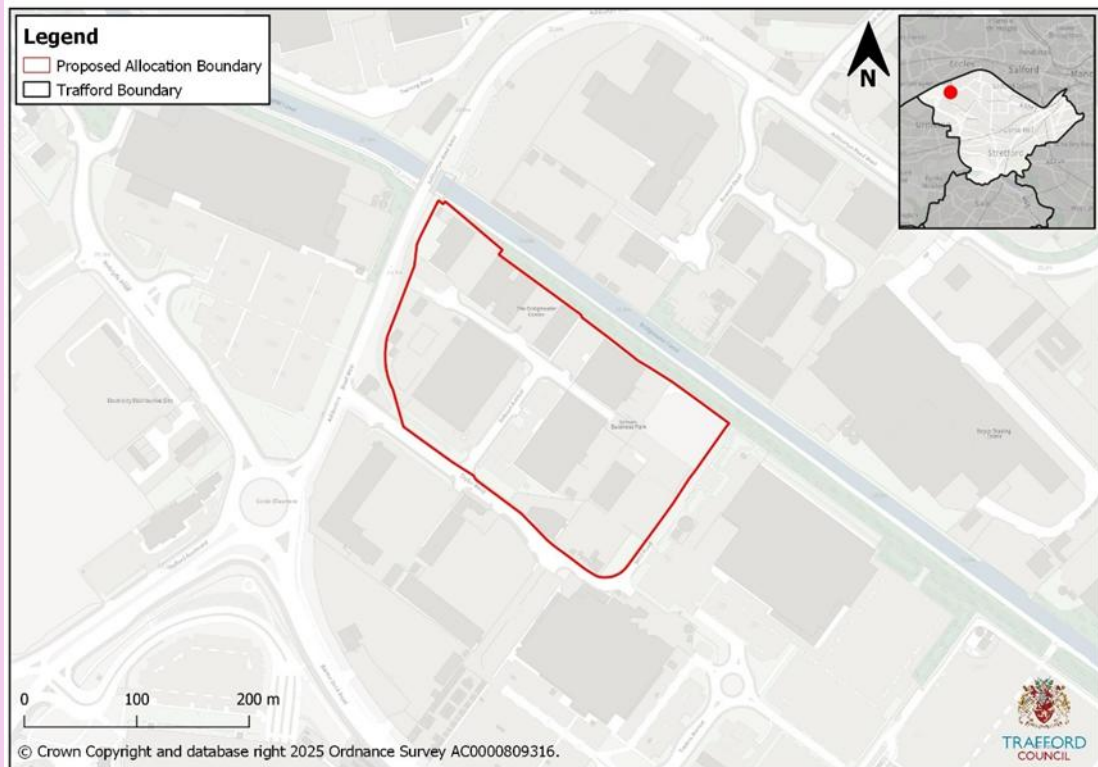


AN38: Land at The Bridgewater Centre



Address:	Land at The Bridgewater Centre, Robson Avenue			
Site Size (Ha):	5.16			
Allocated for	17,850 sqm of industry/warehousing floorspace (gross)			
Anticipated delivery time scale	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	7,850 sqm	10,000 sqm	0

AN38: Land at the Bridgewater Centre Site Requirements

Land at The Bridgewater Centre is allocated to provide a minimum of 17,850 sqm (gross) B2 / B8 floorspace.

Development of this site will be required to:

- A. Be designed to respond sensitivity to the Bridgewater Canal (a designated heritage asset);
- B. Connect into an existing district heating system or provide passive provision for future connection to one, as required by PfE Policy JP-S3.
- 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.

- 2.152. Located within the Core Growth Area as defined by Local Plan Policy ST1, land at the Bridgewater Centre, south of Trafford Park provides an opportunity to modernise the existing range of B2 / B8 units on site. To help ensure continued use of the site for these uses, the site is allocated for a minimum gross figure of 17,850 sqm B2 / B8 floorspace.
- 2.153. The site is located within a Heat and Energy Network Opportunity Area, as defined by Places for Everyone (PfE) Figure 5.1. Development of the site will therefore have to ensure that it meets the requirements of PfE Policy JP-S3: Heat and Energy Networks, in addition to the Local Plan requirements.
- 2.154. To the north / north east of the site is the Bridgewater Canal (which is a designated heritage asset). Development of the site will therefore be expected to retain the strip of mature planting which acts as a nature barrier between the site and the Bridgewater Way canal towpath.
- 2.155. The site is also located in a highly accessible location, in walking distance from The Trafford Centre Metrolink Stop. Frequent bus services also run along Barton Dock 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 2-32

Do you support this proposed allocation? Yes / No

Consultation Question 2-33

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?