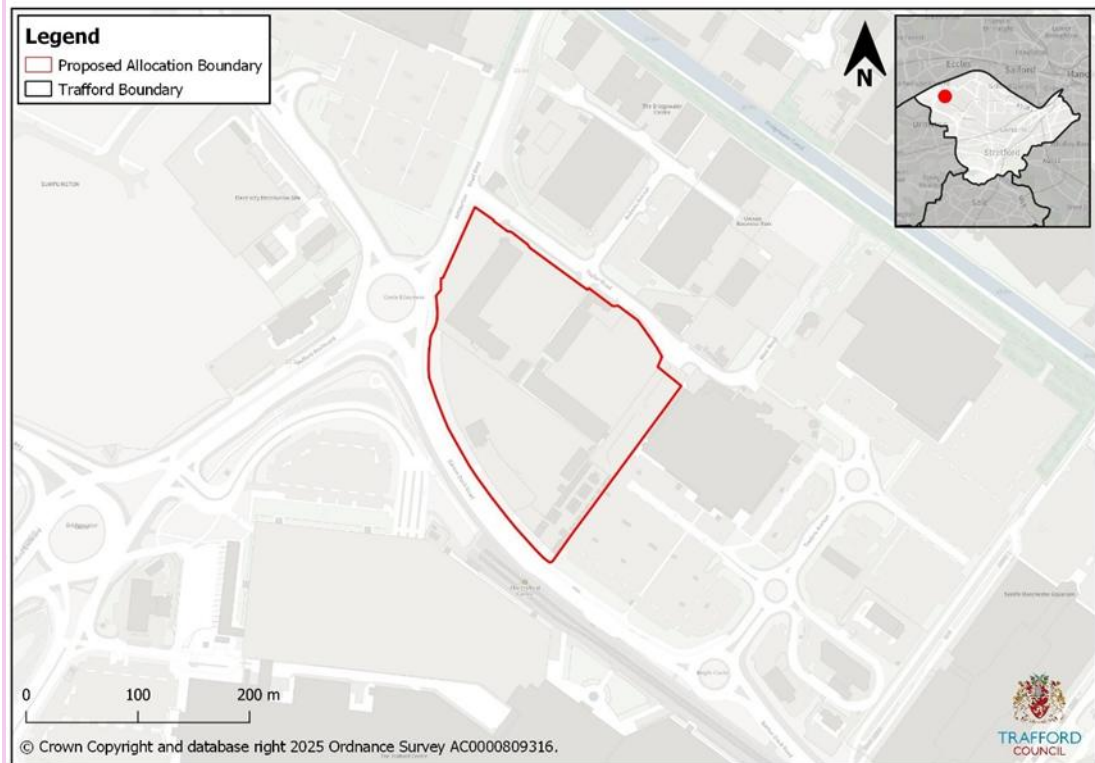


## AN39: Land south of Taylor Road



<b>Address:</b>	Land South of Taylor Road			
<b>Site Size (Ha):</b>	4.06			
<b>Allocated for</b>	14,000 sqm of industry/warehousing floorspace (gross)			
<b>Anticipated delivery time scale</b>	<b>2025-2030</b>	<b>2030-2035</b>	<b>2035-2042</b>	<b>2042+</b>
	<b>0-5</b>	<b>6-10</b>	<b>11-17</b>	<b>18+</b>
	0	0	14,000 sqm	0

### **AN39: Land south of Taylor Road Site Requirements**

Land south of Taylor Road is allocated for a minimum of 14,000 sqm of B2 / B8 floorspace (gross).

Development of this site will be required to:

- A. Connect into an existing district heating system or provide passive provision for future connection to one, as required by PfE Policy JP-S3;
- B. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces);
- C. Incorporate minimum levels of cycle parking; and
- D. Make an appropriate financial contribution to improved public transport service provision.

- 2.156. Located within the Core Growth Area as defined by Local Plan Policy ST1, land south of Taylor Road which is to the south of Trafford Park, provides an opportunity to redevelop the site (from car dealerships and associated open car storage) for a minimum of 14,000 sqm B2 / B8 floorspace.
- 2.157. 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.
- 2.158. The site is also located in a highly accessible location, in a short 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 2-34**

Do you support this proposed allocation? Yes / No

**Consultation Question 2-35**

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?