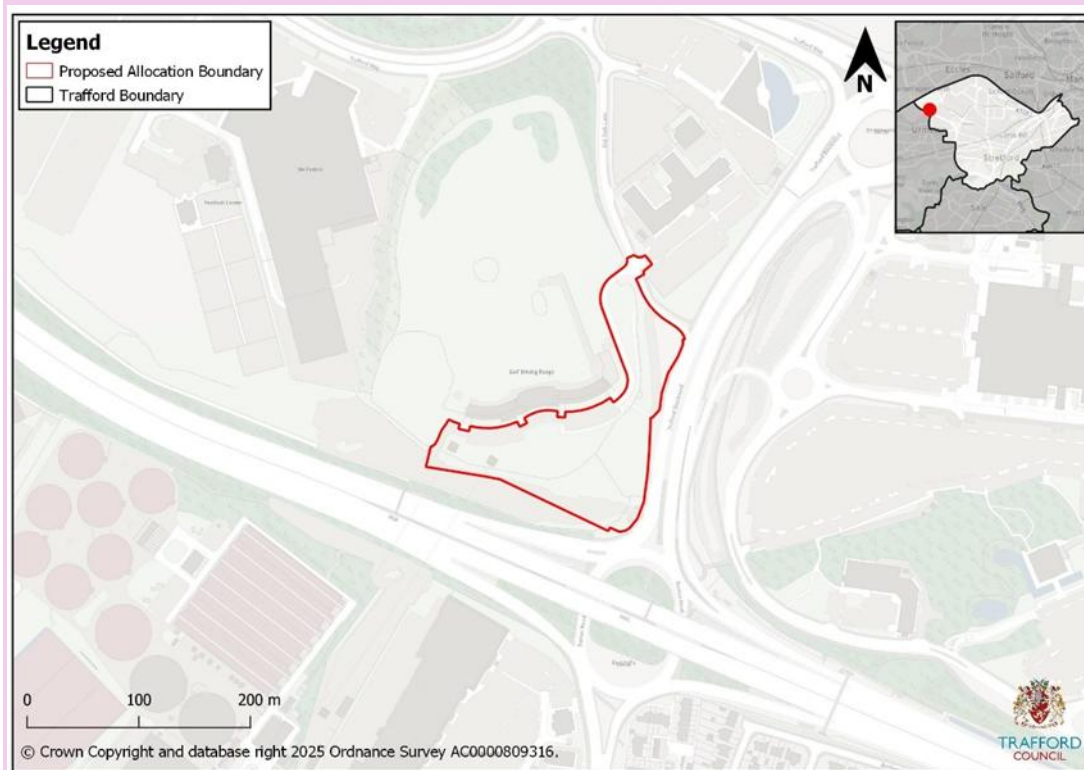


Proposed Office Allocations

AN40: Land west of Trafford Boulevard



Address:	Land west of Trafford Boulevard			
Site Size (Ha):	2.00			
Allocated for (sqm)	12,000 sqm of office floorspace (gross)			
Anticipated delivery time scale	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	12,000 sqm	0	0

AN40: Land west of Trafford Boulevard Site Requirements

Land west of Trafford Boulevard is allocated for around 12,000 sqm of Office floorspace - Use Classes E(c) and (g)(i) & (ii) (gross).

Development of this site will be required to:

- A. Provide modern, adaptable purpose-built office accommodation up to 10 storeys in height;
- 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.

2.159. Located within the Core Growth Area as defined by Local Plan Policy ST1, land west of Trafford Boulevard provides an opportunity to develop the site for around of 12,000 sqm of office floorspace. The site is currently undeveloped so its allocation would better optimise the use of the site through providing a significant number of jobs in a sustainable location.

2.160. 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 allocation requirements.

Consultation Question 2-36

Do you support this proposed allocation? Yes / No

Consultation Question 2-37

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?