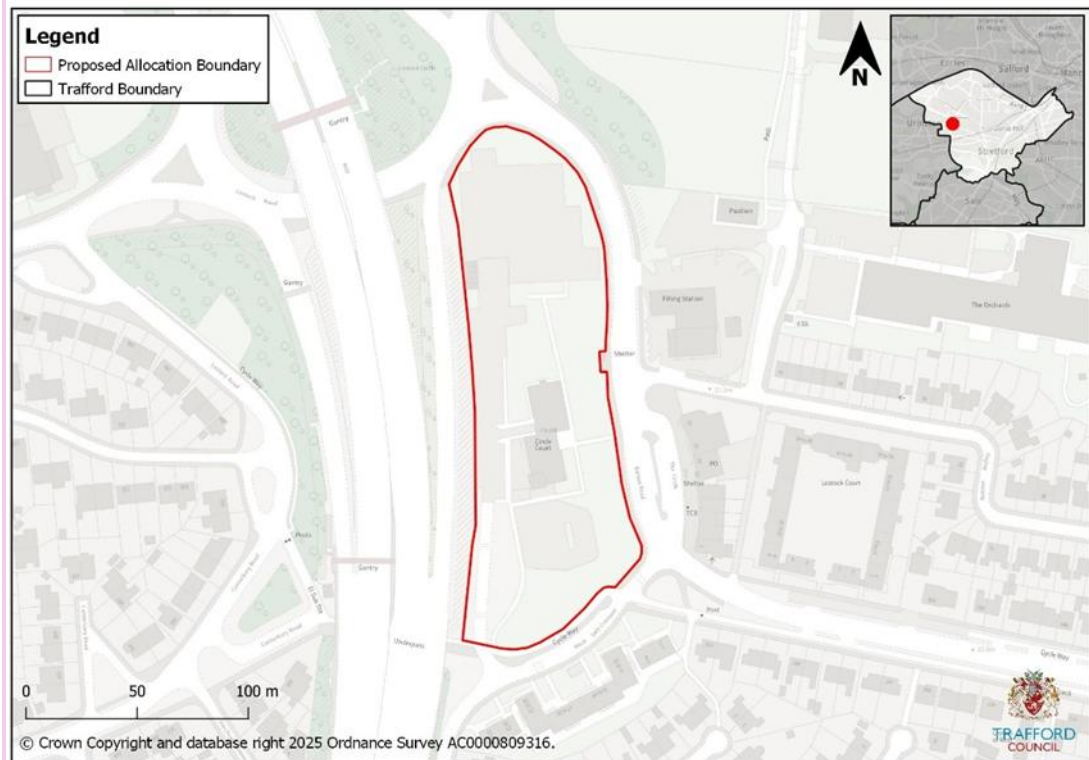


## AN41: Land at Moss Vale Crescent



<b>Address:</b>	Land at Moss Vale Crescent, Barton Road, Stretford			
<b>Site Size (Ha):</b>	0.64			
<b>Allocated for (sqm)</b>	5,000 sqm of office 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	5,000 sqm	0	0

### **AN41: Land at Moss Vale Crescent Site Requirements**

Land at Moss Vale Crescent, Barton Road, Stretford is allocated for approximately 5,000 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;
- B. Be developed to a maximum of 5 storeys in height to enable sensitive integration with the surrounding existing development and residential environment;
- C. Establish a green link from the site towards the north, connecting to the adjacent green infrastructure network and beyond to Trafford Park;
- D. Incorporate soft landscaping along road frontages, softening and mitigating against the impact of the M60;
- E. Buildings on site should prioritise the use of urban greening techniques; and
- F. The site should enable sustainable transport connections to Trafford Park and the Trafford Centre.

- 2.161. The site was previously a development of apartments, located between a neighbourhood centre and the M60 motorway. The site is partially cleared.
- 2.162. It is considered that this site is no longer appropriate for residential development and can be a successful location for modern and adaptable office floorspace, making the most of its accessible location.
- 2.163. Due to the mix of residential and neighbourhood centre uses the development has the potential to be of a modern design, setting an example in modern and green facilities.
- 2.164. The site's proximity to the M60 means it could accommodate a dense development however the height of any building should be sensitive to neighbouring residential properties, whilst also helping to provide some screening to them from the motorway.

- 2.165. The site is adjacent to part of the existing Green Infrastructure network. Development proposals should ensure a link through the site to this network and enabling the connection to continue beyond towards Trafford Park and the Trafford Centre.
- 2.166. Development on the site should prioritise the use of Urban Greening techniques for example through green roofs and walls to create a strong link with the neighbouring Green Infrastructure network as well as helping to improve air quality and mitigate against the noise impact of surrounding uses.

### **Consultation Question 2-38**

Do you support this proposed allocation? Yes / No

### **Consultation Question 2-39**

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?