

Proposed Leisure Sites

AN42 – AN44: Large Scale Leisure

Sites listed within this policy are allocated for leisure floorspace – Use Class E(d) and Class F.2(c) & (d) in the Trafford Centre Rectangle area. Site plans for each allocation are provided in Appendix 3.

In addition to the requirements set out in Local Plan policy CL2 and CL2N, and other relevant policies in the adopted Trafford Development Plan, development of sites allocated by this Policy 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, car club spaces and EV charging spaces);
- C. Incorporate minimum levels of cycle parking;
- D. Incorporate safe and accessible walking and cycling routes through the sites, particularly to public transport facilities and existing active travel routes;
- E. Make an appropriate financial contribution to improved public transport service provision; and
- F. Make an appropriate financial contribution to any required local highway works needed to help facilitate the development.

Policy ref	Site	Site size (ha)
AN42	Former Event City, Barton Dock Road	12.23
AN43	Former Container Base, Barton Dock Road	4.67
AN44	Land at Car Park 7	3.73

- 2.176. Located within the Core Growth Area as defined by Local Plan Policy ST1, the sites listed within the Policy AN42-44: Large Scale Leisure have been identified as being suitable for predominately large-scale leisure uses. Allocations AN42 and AN43 both already have planning permission for such uses, and are located adjacent to each other to the north and south of Barton Dock Road.
- 2.177. Building on the existing visitor attraction offer available at The Trafford Centre and Trafford Palazzo, links to the M60 and local highway network, along with bus and Metrolink public transport connections along Barton Dock Road; the area is deemed to be the most appropriate location for additional large-scale leisure development.
- 2.178. Whilst the area benefits from good local and strategic highway links (most notably being located off the M60 Junction 9), ensuring that as many trips as possible are made to the developments via public transport and or active travel will help to better integrate future development into the existing built environment.
- 2.179. Development will be expected to incorporate safe, accessible and convenient active travel routes within the sites to key visitor destination points, with a particular focus on nodes of public transport provision. Development will also be expected to make appropriate financial contributions to improved bus transport provision.
- 2.180. The size and scale of the three sites allocated for large scale leisure is likely to see an increase in vehicle trip generation on the local and strategic highway networks. Depending on the nature of the leisure uses developed, this may act as an attractor for visitors within the wider Greater Manchester area and beyond. Proportionate contributions may therefore be required for highway mitigation which is deemed necessary to help accommodate the proposed development. Further details of potential highway mitigation schemes will be detailed within the Infrastructure Delivery Plan (once complete).

- 2.181. The sites listed within Policy AN42-44 are also located within a Heat and Energy Network Opportunity Area, as defined by Places for Everyone (PfE) Figure 5.1. Development of any 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. This is of particular importance in this area, as the potential types of development are likely to be high-energy usages.
- 2.182. The size of the allocations also provide good opportunities to significantly improve the level and range of publicly accessible green space and public realm within the area. Development will therefore be expected to include such provisions from early on in the design process to help strengthen the accessibility of the area by active travel, have a positive impact on local air quality and also significantly improve the biodiversity / habitat value of the area.

Consultation Question 2-41

Do you support the proposed Leisure allocations? Yes/No

Consultation Question 2-42

Are there any other specific issues or local features that should be considered for the site? (please specify which site your comments relate to)