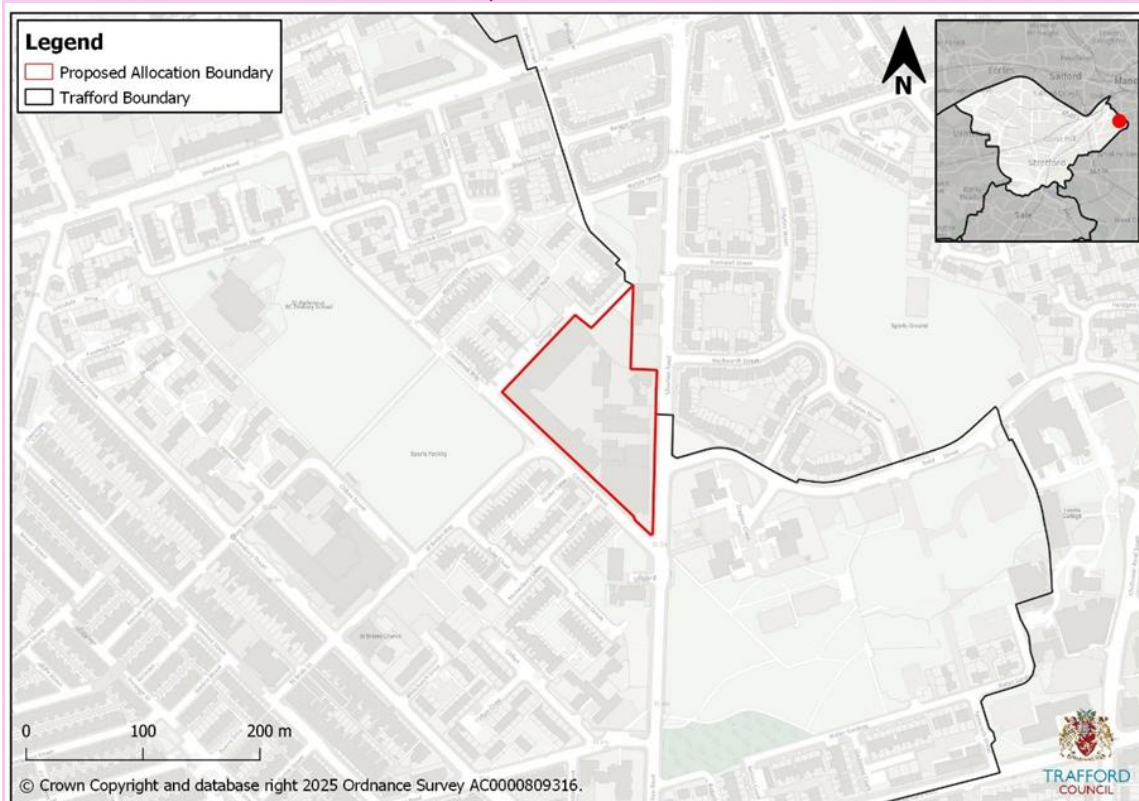


AN8: 88-118 Chorlton Road, Old Trafford



Address:	88-118 Chorlton Road, Old Trafford			
Site Size (Ha):	1.56			
Allocated for:	188 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	188	0	0

AN8: 88-118 Chorlton Road, Old Trafford Site Requirements

Land at 88-118 Chorlton Road, Old Trafford is allocated for a minimum of 188 homes.

Development of this site will be required to:

- A. Deliver a range of dwelling sizes and types which help to meet the identified housing need for the North Locality, as set out in Local Plan Policy R4, and have regard to the latest Housing Needs Assessment;
- B. Make provision for a minimum of 25% affordable housing, in accordance with the North Locality requirements of Local Plan Policy R3 and R3N;
- C. Deliver development at a density of around 150 dwellings per hectare;
- D. Connect into an existing district heating system or provide passive provision for future connection to one, as required by PfE Policy JP-S3;
- E. Connect to the existing segregated cycle lanes and pedestrian infrastructure on Chorlton Road;
- F. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces), which must either be provided as on-site underground, under-croft, and / or podium parking;
- G. Incorporate minimum levels of cycle parking;
- H. Enable and contribute to the creation and provision of significant new areas of on-site accessible public realm and publicly accessible green space as set out in Policy OS1; and
- I. Ensure the design incorporates active frontages on Chorlton Street, Carriage Street and Cornbrook Street, as well as good permeability through the site.

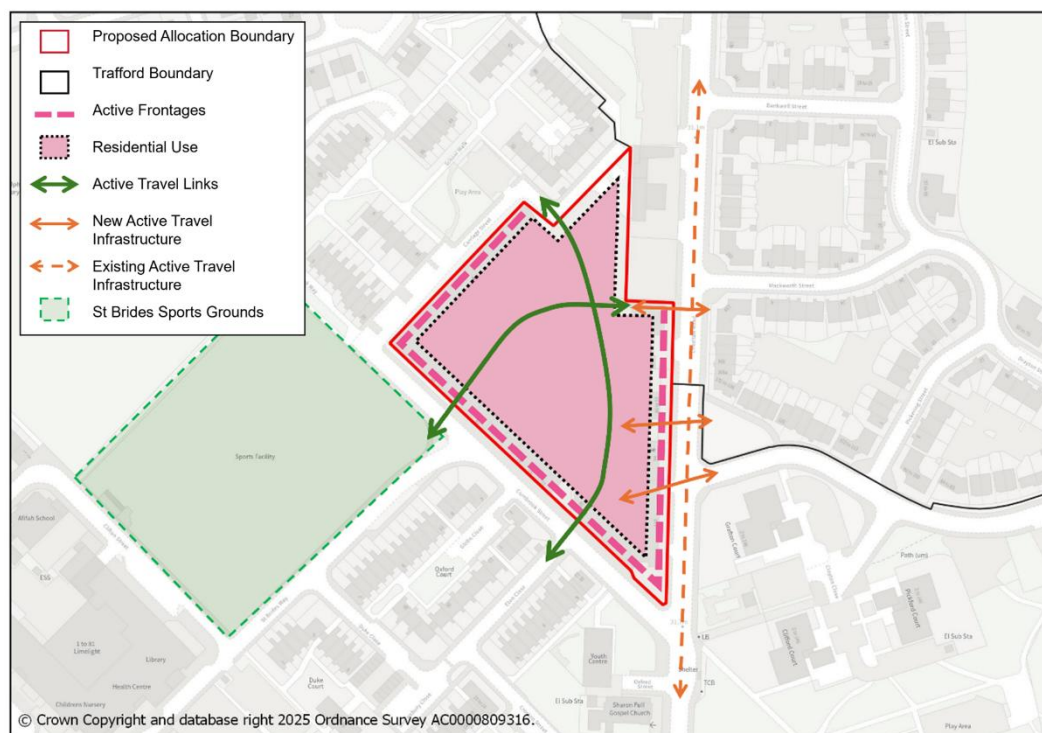


Figure 2-7: 88-118 Chorlton Road, Old Trafford Indicative Policy Plan

- 2.101. The site currently comprises the Globe Trading Estate which has historically been used for various low-density employment uses. It is understood that the landowner wishes to redevelop the site for residential and the site has therefore been proposed for allocation. The site is not located within a designated employment area.
- 2.102. The site is located close to the City Centre and services in the Old Trafford area. Residential use on this site would be of benefit to the wider area and would capitalise on the sustainable location.
- 2.103. The site is identified for 188 dwellings, with a mix of houses and apartments with the mix to be determined in accordance with the latest Housing Needs Assessment. Given the location of the site, the scheme is expected to be apartment lead.
- 2.104. Development will be delivered at a density of around 150 dwellings per hectare, reflecting the site's central location and the density of development in the surrounding area. This is in excess of the minimum density requirements

outlined in Policy JP-H4 but is considered appropriate given the sites sustainable locations and surrounding uses.

2.105. The site is well served by walking, wheeling and cycling and sustainable travel links, being located along a strategic active travel route linking to the City Centre and Chorlton to the south. This provision supports a low car ownership development.

2.106. The site is located in a prominent position between Chorlton Road, Carriage Street and Cornbrook Street and the scheme design should therefore incorporate active frontages along these routes. There is also an opportunity to link to the existing sports grounds and open space on Cornbrook Street.

Consultation Question 2-15

Do you support this proposed allocation? Yes / No

Consultation Question 2-16

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?