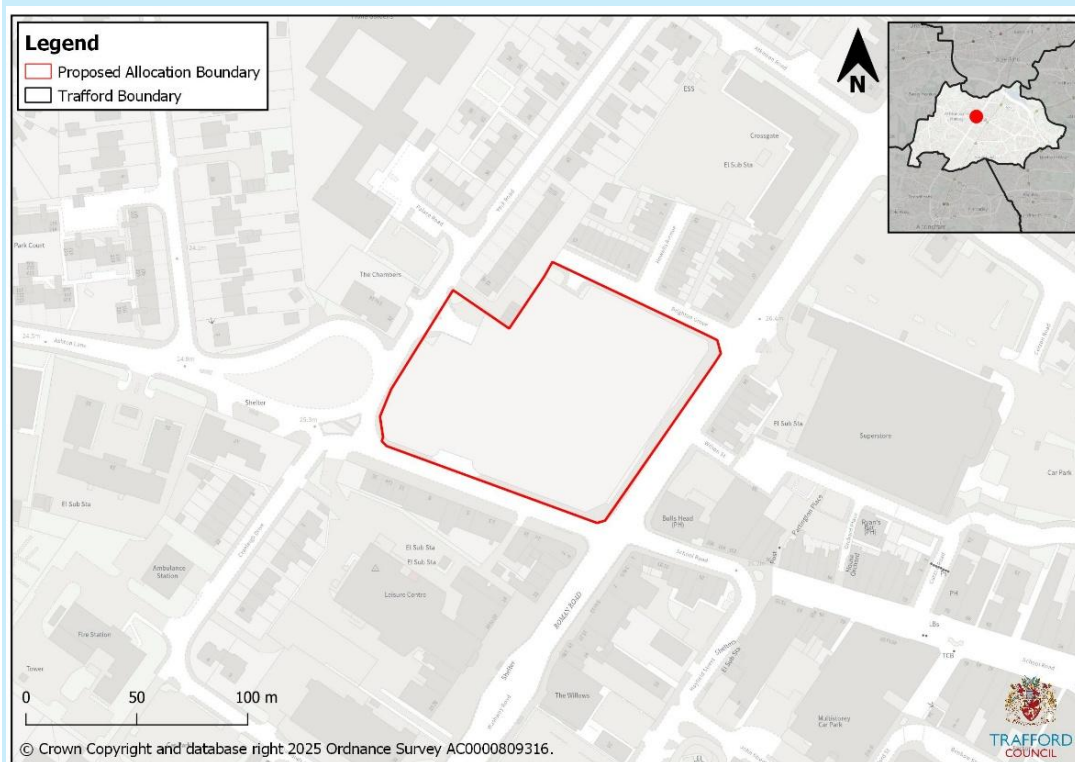


## AC3: Former Trafford Magistrates Court, Sale



<b>Address:</b>	Former Trafford Magistrates Court, Ashton Lane, Sale			
<b>Site Size (Ha):</b>	1.08			
<b>Allocated for:</b>	88 dwellings			
<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>
	88	0	0	0

### **AC3: Former Trafford Magistrates Court, Sale Site**

#### **Requirements**

Land at the Former Trafford Magistrates Court, Sale is allocated for a minimum 88 dwellings. 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 Central 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 30% affordable housing in accordance with the Central Locality requirements of Local Plan Policy R3 and R3C;
- C. Deliver development at a density of around 80 dwellings per hectare;
- D. Development will be expected to facilitate sustainable and safe movement for all users, improving connectivity and accessibility. To achieve this, proposals need to:
  - i. Contribute to improvements to pedestrian and cyclist crossing points at the A56/Ashton Lane/School Road junction, supporting enhanced connectivity and safety;
  - ii. Provide safe and legible pedestrian and cycle routes through the site and direct links to Sale Town Centre, local schools, and transport hubs;
- E. Deliver high-quality green infrastructure throughout the site, including:
- F. A comprehensive landscaping scheme including a tree planting strategy to mitigate the previous loss of green space and tree cover;
  - i. Usable and accessible green spaces within the site in line with Policy GI2 and a network of green spaces and corridors throughout the site and surrounding area;
  - ii. Incorporate appropriate green buffers and boundary treatments, particularly along the A56 frontage, to soften the site's edges, and improve amenity. Enhancing the pedestrian experience and promoting urban greening.
- G. Enable and contribute to the creation and provision of significant new areas of on-site accessible and publicly accessible open space as set out in Local Plan Policy OS1.

H. Ensure development is of a high design quality, respecting the scale and massing of the surrounding area and addressing key frontages, particularly along the A56, by:

- i. Providing principal frontages to key routes, especially along the A56 and internal streets;
  - ii. Assessing and avoiding adverse impacts on adjacent non-designated heritage assets.
- I. Mitigate the impacts of noise and air pollution arising from the site's location adjacent to the A56.

- 4.17 The site comprises two cleared parcels of land to the west of Sale Town Centre. The former Trafford Magistrates Court site on the western side of the A56 (Cross Street), and adjacent land further to the west known as the 'gyratory'. Situated adjacent to Sale town centre, the site lies within a mixed-use area that transitions from predominantly commercial uses in the town centre and along the A56 to mainly residential neighbourhoods to the north and west.
- 4.18 Planning permission was granted in March 2021 for the construction of 38 apartments in two blocks, 40 townhouses, and six semi-detached homes, establishing the site's suitability for residential development through the planning process.
- 4.19 Development of the site would result in the loss of the existing green space known as the 'gyratory'. A comprehensive tree planting and landscaping scheme will be necessary to mitigate the loss of green space and enhance biodiversity.
- 4.20 The adjacent A56 has noise and air quality implications. Sensitive development of the site would be needed due to nearby non-designated and designated heritage assets in the immediate vicinity including The Bulls Head Public House on Cross Street and nos. 2–4 Washway Road.
- 4.21 Improvements to pedestrian and cycle crossing points on the A56 are also essential to increase connectivity and walking, cycling and wheeling safety. Careful design will be required to protect the setting of nearby heritage assets, along with measures to reduce noise and air pollution. The development will

contribute to delivering family housing in a sustainable location with excellent access to services and public transport. Redevelopment of the site can enhance the provision of green infrastructure and enhance local biodiversity.

**Consultation Question 4-5**

Do you support this proposed allocation? Yes / No

**Consultation Question 4-6**

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?