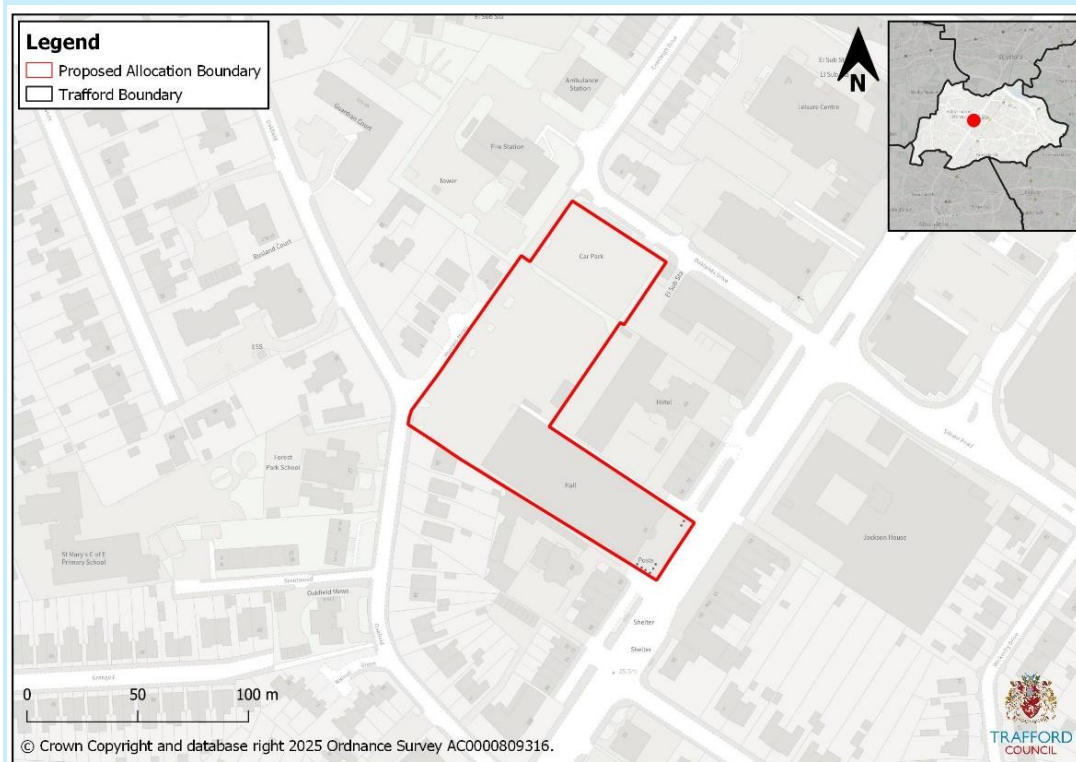


## AC4: Land at Sale Lido / Oaklands Drive, Sale



<b>Address:</b>	Sale Lido / car park and Oaklands Drive Car Park, Sale			
<b>Site Size (Ha):</b>	0.93			
<b>Allocated for:</b>	80 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>
	0	80	0	0

## **AC4: Land at Sale Lido / Oaklands Drive, Sale Site**

### **Requirements**

Land at Sale Lido /Oaklands Drive, Sale is allocated for a minimum 80 units. 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 50/80 dwellings per hectare;
- D. Provide safe and convenient access to local services and facilities, including Sale Town Centre, by sustainable modes of travel.
  - i. Contribute to improving active travel infrastructure, including new and enhanced pedestrian and cycle crossing points at the A56 junction with Oaklands Road and Sibson Road;
  - ii. Improve the crossing point across the A56/Washway Road directly outside the site frontage to improve connectivity and safety for pedestrians and cyclists;
- E. 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.
- F. Deliver high-quality green infrastructure throughout the site, including:
  - i. A comprehensive landscaping and tree planting scheme to mitigate the loss of tree cover and enhance site biodiversity;
  - ii. Public realm enhancements along the A56 frontage, including urban greening and improvements to the pedestrian environment;
  - iii. Green buffers and appropriate boundary treatments to soften the site's edges and enhance local amenity and visual quality.

- G. Principal elevations to be designed along the A56 frontage to promote street vitality and a sense of place. Higher storey development will be appropriate along the A56 frontage subject to high-quality design. Proposals must ensure appropriate transitions in scale to the rear of the site to protect the amenity and character of adjacent lower-rise residential areas.
- H. The development must be sensitive to the site's historic and architectural significance.

- 4.22 The site at Sale Lido is located within Sale, adjacent to the A56 corridor and in close proximity to Sale Town Centre. This allocation comprises a historically significant former leisure site, originally constructed in the 1930s as a modernist Art Deco lido. Over time, the building was adapted for other leisure uses, most recently operating as a Mecca Bingo Hall, which permanently closed in February 2024 after 48 years of operation. The building is currently vacant.
- 4.23 The site's accessible location makes it well suited for residential development, contributing to meeting the identified housing needs in Trafford. The allocation is suitable for a minimum of 80 dwellings, reflecting the site's capacity and context.
- 4.24 There is a need to preserve and respect the historic and architectural significance of the former Sale Lido building, which forms an important cultural landmark within the local community. Sensitive development respecting the historical context of the site is essential to preserve its cultural value.
- 4.25 The site's proximity to the A56 also requires appropriate mitigation measures to safeguard residents from noise and air pollution. Access and connectivity are critical considerations due to the site's frontage onto the busy A56, requiring improvements to pedestrian, cycling and wheeling infrastructure to ensure safe and sustainable travel options.
- 4.26 The policy seeks to improve connectivity and safety by delivering enhanced active travel routes and crossing points, supporting Trafford's wider strategic aims for sustainable movement.

- 4.27 The policy encourages higher storey development facing the A56, balanced by appropriate scale transitions to protect adjacent residential amenity.
- 4.28 Redevelopment of the site requires a comprehensive landscaping and tree planting strategy to maintain biodiversity and enhance the local environment. The provision of high-quality green infrastructure, including green buffers and urban greening along the A56, will mitigate environmental impacts and contribute positively to local amenity.
- 4.29 Allocating this site for residential development will help deliver a mix of housing types, including family homes, in a highly accessible location. The development will contribute to sustainable place-making through high-quality design, improved green infrastructure, and enhanced active travel connections. Furthermore, the regeneration of this site will bring a currently vacant building back into use.

**Consultation Question 4-7**

Do you support this proposed allocation? Yes / No

**Consultation Question 4-8**

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?