

## Proposed Industry and Warehousing Allocations

### AW10: Land South of Barton Bridge, Trafford Way



<b>Address:</b>	Land South of Barton Bridge, Trafford Way			
<b>Site Size (Ha):</b>	1.73			
<b>Allocated for:</b>	6,000 sqm (gross) warehousing and industrial (B2/B8)			
<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	6,000	0	0

### **AW10: Land South of Barton Bridge, Trafford Way Site Requirements**

Land South of Barton Bridge, Trafford Way is allocated for a minimum of 6,000 sqm of new industrial and warehousing floorspace (B2/B8). Development of this site will be required to:

- A. Deliver 6,000 sqm (gross) warehousing and industrial floorspace (B2/B8) in accordance with Local Plan Policy EJ3;
- B. Connect to / provide a Heat and Energy Network in accordance with PfE Policy JP-S3 and Local Plan Policy RT2;
- C. Deliver high-quality green infrastructure, including landscaping, Sustainable Drainage System (SuDS) and tree planting in accordance with Local Plan Policies GI2, GI6 and GI7;
- D. Ensure any works that will disturb the presence of Himalayan Balsam, require appropriate mitigation measures to ensure the species is not spread further;
- E. Achieve a landscape-led, high quality locally distinctive design which has been informed and influenced by the site's context;
- F. Avoid development on or adjacent to any motorway embankment, retaining wall or structure that shall put any embankment, retaining wall or structure at risk;
- G. Provide an investigation and risk assessment of contamination to the Local Planning Authority, investigating the nature and extent of any contamination on the site; and
- H. Incorporate noise and air quality attenuation measures, where appropriate, to ensure that future occupiers are not subject to a significant adverse level of noise disturbances and / or air pollution from Air Quality Management Areas in accordance with Policy BE1 and BE8.

- 5.27 The site is 1.73 hectares in area and is located to the south-west of the M60 (Barton Bridge) in Davyhulme. The site, which is triangular in shape, is accessed from Trafford Way via an access road which extends under the Barton Bridge. The site is generally level with an embankment rising up beyond the north-east of the site towards the M60/Barton Bridge.

- 5.28 To the north side of the site, beyond the M60 Motorway, are a number of large-scale leisure uses. To the south and south-west of the site lies Davyhulme Waste Water Sewerage Works. To the north of the site is an area of greenfield land beyond which is the Manchester Ship Canal.
- 5.29 The brownfield site was previously used by United Utilities as a temporary construction compound and for staff parking. Hard-core aggregate and tarmac have been laid within the compound area. A number of trees are located along the south east boundary of the site with low level scrub around the site boundaries
- 5.30 The site is located within a Heat Network Opportunity Area. In accordance with PfE Policy JP-S3 and Local Plan Policy RT2, this site will be required to connect to an existing or planned heat/energy network or provide a heat/energy network solution.
- 5.31 There is an expectation that landscaping and green infrastructure will be considered from the earliest stage and will be a critical element in the design of the scheme. This is to ensure that Green Infrastructure is of good quality and multi-functional in order to provide many benefits, including biodiversity, health, climate resilience, and water management.
- 5.32 Proposals will be expected to outline details of measures to control/eradicate the invasive species Himalayan Balsam which has been identified on site and be agreed in writing by the Local Planning Authority. This will minimise the impact of the development on the natural environment.
- 5.33 There shall be no development on or adjacent to any motorway embankment, retaining wall or structure that shall put any such embankment, retaining wall or structure at risk. This is in order to protect the integrity of the asset by ensuring that any new development adjacent to the Strategic Network does not negatively impact upon the asset.
- 5.34 Allocation of the site will help to ensure that employment use can be brought forward on the site within the plan period, helping to meet SO4 through attracting new, high quality and diverse investment within the West Locality.

**Consultation Question 5-4**

Do you support this proposed allocation? Yes / No

**Consultation Question 5-5**

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?