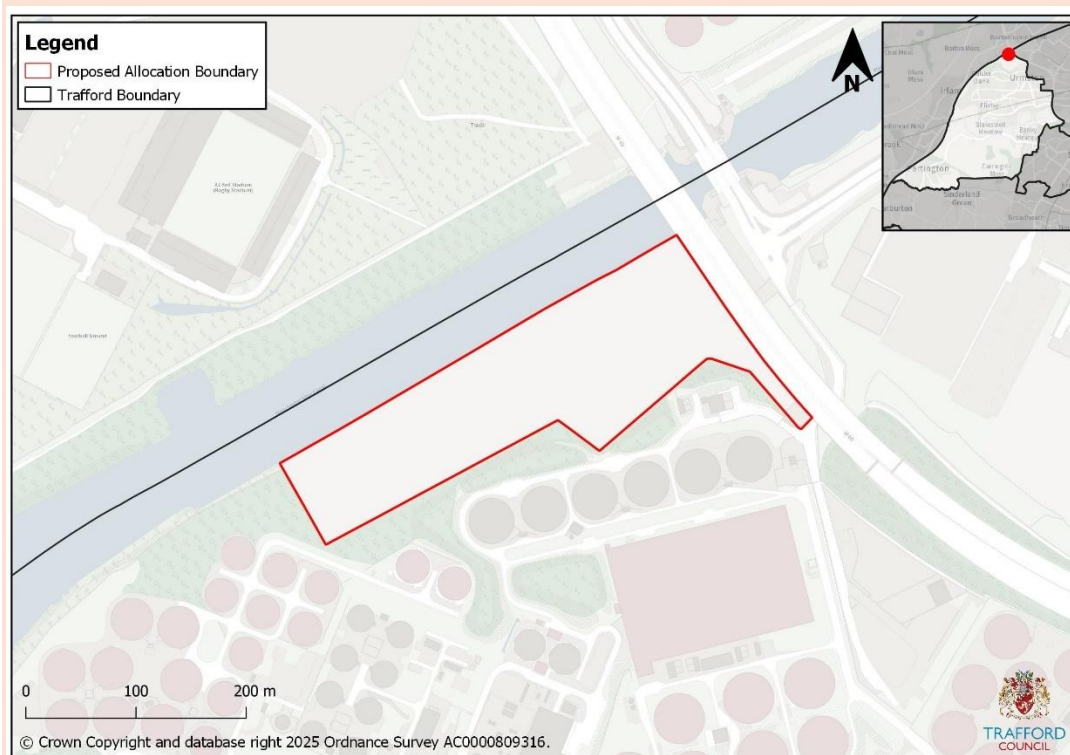


AW11: Land to the South of Manchester Ship Canal and West of Barton Bridge



Address:	Land to the South of Manchester Ship Canal and West of Barton Bridge, Trafford Way			
Site Size (Ha):	4.39			
Allocated for:	2,700 sqm (gross) warehousing and industrial (B2/B8)			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	2,700	0	0	0

AW11: Land to the South of Manchester Ship Canal and West of Barton Bridge Site Requirements

Land to the South of Manchester Ship Canal and West of Barton Bridge is allocated for a minimum of 2,700 sqm of new industrial and warehousing floorspace (B2/B8). Development of this site will be required to:

- A. Deliver 2,700 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 planning in accordance with Local Plan Policies GI2, GI6 and GI7 and the site's context with the Manchester Ship Canal;
- D. Achieve a landscape-led, high-quality, locally distinctive design which has been informed and influenced by the site's context;
- E. Have regard to the non-designated heritage asset Manchester Ship Canal including its setting, and where necessary / appropriately mitigate any negative impacts, as informed by a detailed heritage impact assessment; and
- F. 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.

- 5.35 The site is located to the western side of Trafford Way and is bound to the north by the Manchester Ship Canal. The site which extends to 4.39 hectares, is located in the Davyhulme area of the borough.
- 5.36 The M60 Motorway lies to the far eastern side of the site, at an elevated height over the site access. Davyhulme Waster Water Treatment Works bounds the site to the south and east.

- 5.37 The site is mainly brownfield and has been cleared of vegetation and is currently vacant. The allocation site was granted planning permission in March 2023 for 2,700 sqm total floorspace.
- 5.38 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.
- 5.39 There is an expectation that landscaping and green infrastructure will be considered from the earliest stage and will be 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. Attention should be paid to the site's context with the Manchester Ship Canal.
- 5.40 The non-designated heritage asset Manchester Ship Canal is in close proximity to the allocation. Any proposed development should have regard to its setting, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment.
- 5.41 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 5-6

Do you support this proposed allocation? Yes / No

Consultation Question 5-7

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?