

TRAFFORD COUNCIL

Report to: Planning and Development Management Committee
Date: 14 September 2017
Report for: Decision
Report of: Head of Planning and Development

Report Title

Warrener Street Site, Sale Moor: Planning and Development Brief

Summary

The purpose of this planning and development brief is to provide the planning and development framework to guide the redevelopment of the Warrener Street site in Sale Moor.

The brief has been informed by the Warrener Street Options and Feasibility Study undertaken in 2016/17 which was subject to consultation with the local community and approved by the Trafford Council Executive in July 2017.

Recommendation

That the Planning and Development Management Committee adopt the Warrener Street, Sale Moor Planning and Development Brief for development management purposes.

Contact person for access to background papers and further information:

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1.0 Introduction and Background

- 1.1 This planning and development brief has been prepared by Trafford Council as an informal planning document that once approved will be a material consideration in the determination of all relevant applications for planning permission on the Warrener Street site.
- 1.2 In December 2015 the Leader of the Council rejected a proposal to dispose of the Council owned Warrener Street Car Park to Kirkland Developments Ltd for a proposed 1,615 sq.m foodstore. In June 2016 the Council commissioned an Options and Feasibility Study of the car park site, and adjoining third party land. The completed Study identified a preferred option for a mixed use scheme.
- 1.3 The preferred option of the Warrener Street Options and Feasibility Study was approved by the Trafford Council Executive in July 2017 and forms the Council's strategy to take forward the Warrener Street site.

2.0 The Warrener Street Site

2.1 The Trafford Council owned Warrener Street Car Park site is situated at the western end of the District Centre, bound by Warrener Street to the west which forms the current access to the site; a residential dwelling (26a Marsland Road) and the Kingdom Hall of Jehovah's Witnesses to the south; the A6144 gyratory system to the east; and a car wash operated by IMO to the north.

2.2 The Warrener Street site is comprised of three separate plots:

- IMO Car Wash site (Plot 1)
- Warrener Street Car Park (Plot 2)
- 26a Marsland Road (Plot 3)

2.3 The vision for the Warrener Street site is:

"To deliver new development that makes a positive contribution to Sale Moor District Centre and supports the aspirations of the local community"

3.0 Planning Policy Context

3.1 The full planning policy context for the Warrener Street site is set out in part 3.0 of the Planning and Development Brief.

3.2 Of particular relevance to the Warrener Street site, Sale Moor is identified as one of three District Centres within the Trafford Borough Hierarchy where "Policy W2: Town Centres & Retail" specifies there will be a focus on enhancing the local convenience retailing offer at an appropriate scale. In particular, there is an identified need to plan for a small to medium sized supermarket within Sale Moor District Centre. Place Objective SAO12 supports this policy and seeks to ensure the provision of adequate local retail provision in Sale Moor and Sale West.

3.3 On the 22nd July 2016 planning permission was granted for a mixed use development scheme (Ref: 87339/FUL/15) comprising:

- Retail food store - totalling 1,615 sq m (17,384 sq ft) Gross Internal Area (GIA) with a maximum sales area of 1,140 sq m (12,271 sq ft) and 91 car parking spaces
- Two semi-detached 3 bed residential properties - accessed off Warrener Street

4.0 Public Consultation

4.1 The Warrener Street Options and Feasibility Study sought to determine the options which best serve local economic need whilst recognising local aspirations and concerns but recognising that development will need to be attractive to the market, viable and deliverable.

4.2 Four options were tested:

- Option 1 – Do nothing
- Option 2 – Approved Supermarket Scheme
- Option 3 – Residential only
- Option 4 – Mixed Use

4.3 The preferred option from the consultation was the revised Mixed Use Option (Option 4). This is very closely followed by Do Nothing (Option 1), although there was recognition that this does not bring any additional benefits to the District Centre and would likely only delay a future development decision for the site.

5.0 Development Principles

5.1 The development principles which future proposals should accord with is set out in the Planning and Development Brief.

5.2 The preferred option for the site is illustrated in Figure 1 below. It incorporates:

- A new convenience food store (c.5,000 sq ft)
- 16 new homes (8 x 2 bed apartments and 8 x 3 bed semi-detached)
- 50 public car parking spaces (plus staff and resident parking).

Figure 1: Preferred Option – Mixed Use



6.0 Recommendations

6.1 That the Planning and Development Management Committee adopts the Warrener Street Planning and Development Brief for development management purposes and thus as a material consideration in the determination of all relevant applications for planning permission on this site.

Background Papers

None

APPENDIX 1

**Warrener Street, Sale Moor
Planning and Development Brief**