

# PLOT 3, STADIUM WAY, ECCLES, M30 7EY

## PUBLIC CONSULTATION - FREQUENTLY ASKED QUESTIONS

### 1. What is the purpose of this consultation?

Hourigan Planning is preparing a full planning application on behalf of Salford UK ELP Ltd, The City of Salford Community Stadium Limited and Port Salford Land Limited (hereafter referred to as the applicants) for an employment scheme at Plot 3, Stadium Way, Eccles, M30 7EY (hereafter referred to as the site).

The site location can be viewed on Google Maps at the following [link](#).

We are now undertaking a consultation exercise on the draft proposals to invite businesses, neighbours and local stakeholders to engage in the process prior to a formal full planning application being submitted.

Comments received will be used to inform and refine the full planning application before it is submitted to Salford City Council.

When the full planning application has been submitted, the Council will notify surrounding residents and other interested parties as part of their own statutory consultation process and therefore there will be a further opportunity to submit comments on the proposals directly to the Council.

### 2. Who are the Applicants?

The collective applicants are as follows:

- Salford UK ELP Limited (a joint venture between Chancerygate and CBRE IM).
- The City of Salford Community Stadium Limited.
- Port Salford Land Limited.

Chancerygate will be developing the scheme with CBRE IM. Chancerygate is the UK's largest multi-unit industrial property development and asset management company, with extensive experience in the UK commercial property sector.

Further details about Chancerygate and the developments they have delivered and are in the pipeline across the UK (and Greater Manchester) can be found via the link below:

<https://www.chancerygate.com/developments/current-projects/>

### 3. What will be the description of development?

It is intended to bring the proposals forward as a full planning application and the description of development will be as follows:

*"Erection of Units within Classes B2, B8 and E (g) (iii) with associated parking, landscaping and infrastructure. Alterations to site wide drainage arrangements for Salford Stadium. Access to Salt Eye Brook for maintenance arrangements."*

#### **4. What are the key components of the scheme?**

The scheme comprises a total of 9,720 m<sup>2</sup> (104,626 ft<sup>2</sup>.) of GEA floor space. The Applicants require a flexible full planning permission that allows the units to be used for Class B2, Class B8 and/or Class E (g) (iii) purposes, 24 hours a day and 7 days a week.

The above use classes are defined in the Use Classes Order as follows:

- Class B2 - General Industry.
- Class B8 - Storage and Distribution.
- Class E (g) (iii) - any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).

##### *CAR PARKING PROVISION*

A total of 86 car parking spaces are proposed of which 10 are dedicated accessible spaces. Cycle parking spaces will be provided within the scheme as required as will electric vehicle charging points.

##### *ACCESS*

The access strategy involves the use of one point of entry/exit using Stadium Way as illustrated on the proposed site plan. A Transport Assessment will accompany the future planning application which will discuss highways matters. A Travel Plan will also be developed to encourage sustainable forms of transport.

##### *LAYOUT*

The layout has been designed to ensure that all units can be adequately serviced whilst making the optimum use of the land available within the plot.

It is proposed to screen the units through the implementation of a suitable landscaping scheme to be submitted with the future planning application.

##### *EXTERNAL APPEARANCE*

The scheme comprises high-specification employment units which are considered to be in keeping with the surrounding area. The units facing Stadium Way will incorporate active frontages.

The proposed units will vary in size from 578 m<sup>2</sup> to 2,167 m<sup>2</sup>. (Gross External Area) and each unit would feature an internal mezzanine level for ancillary offices.

##### *SCALE & MASSING*

The proposed units will vary in height ranging from 10.6 m to 12 m to the ridge which would be in keeping with the surrounding area.

##### *SURFACE WATER*

Surface water will discharge to the nearby Saltey Brook. A drainage strategy will be submitted with a future planning application demonstrating how the proposal would not increase the risk of flooding. Part of the

proposals involve redesigning the surface water regime for the Stadium to facilitate the development and improve surface water management on the wider Stadium site. Full details will be contained within the Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme.

#### *TREES & PLANTING*

The proposal provide opportunities for new tree planting and landscaping, all of which will be managed by a management company.

### **5. Why are you proposing this development?**

Chancerygate specialise in delivering employment sites such as this and is very confident that there would be high demand in this area for the proposed development.

### **6. How have you come up with the design?**

All development sites have their own site-specific constraints and opportunities, and it is, therefore, important to ensure that any new development takes these matters into account and results in a balanced approach in its design. The design has been informed by the following:

- The orientation and location of the proposed units would make the most efficient use of the site. Those units that will face onto Stadium Way will incorporate active frontages to add interest to the streetscene.
- The scheme will provide for landscaped areas around the boundaries of the site which will help soften views of the site from the wider area.
- The size of the units is ideally suited to small and medium local enterprises thereby generating new employment opportunities for local people.
- The buildings would be energy efficient and perform strongly against energy standards. The proposals will be targeting the BREEAM standard Excellent and will therefore incorporate modern technologies and concepts to increase sustainability performance. Further information will be included in the planning application submission.

A series of CGI's and elevational drawings have been uploaded to our website which illustrates the intended external appearance of the development. At this stage, it is proposed that the buildings would be clad in different shades of coloured cladding with elements of glazing throughout, and full height glazing panels positioned at the corner of the more prominent elevations.

### **7. What about providing green space and biodiversity?**

The proposals will seek to provide biodiversity enhancements on site as much as possible. The proposals will achieve at least a 10% Biodiversity Net Gain (BNG) and a fully detailed BNG assessment will be submitted with the forthcoming full planning application.

Other ecological enhancement measures will include the following:

- Bat and bird boxes placed on the new buildings.
- Native planting of linear features such as hedgerows and trees within the site to add additional commuting features.

The planning application will be accompanied by proposed landscaping and planting plans and ecology surveys and assessments.

## **8. How will you address highway safety and car parking?**

The access strategy involves the use of a single point of vehicular access from the existing access on Stadium Way. The proposed access will achieve the minimum visibility splays as required.

The proposed scheme will provide sufficient parking to meet the predicted parking demand across the site based on vehicle trip rates derived from the TRICS database.

## **9. Will there be any traffic impacts?**

A Transport Assessment will accompany the planning application that will assess the impact of the development on the surrounding highway network including any junction capacity assessments however at this stage it is not anticipated that the residual cumulative impacts on the road network will not be severe, that being the test contained with national planning policy.<sup>1</sup>

## **10. Will there be any impacts on neighbour amenity?**

It is not anticipated that there will be any impact on neighbours due to the site being a significant distance from the closest residential properties (circa 290m) located on Avroe Road, Trident Road and Argosy Drive to the north. The other uses in the immediate area of the site are commercial and will also not be impacted.

## **11. What about disturbance whilst the scheme is built?**

A Construction Management Plan will be submitted with the planning application which will set out various measures to limit any disturbances caused by the construction phase. The Council can control how the scheme is delivered, if considered necessary, by way of a planning condition imposed on any planning permission granted. This for example could regulate delivery and construction vehicles if necessary.

## **12. What are the benefits of the scheme?**

- The proposals would develop a vacant and previously developed site within the settlement boundary. Developing the site for the uses proposed would result in significant jobs and economic benefits for the area in addition to social value and environmental benefits.
- The site is located in close proximity to the road and bus network, making it a highly sustainable site from an accessibility point of view.
- There will be at least a 10% Biodiversity Net Gain as part of the proposals.
- The scheme aims to be a market leading development in terms of its sustainability credentials. The buildings would incorporate a fabric first approach adhering to the most recent Building Regulations in terms of energy efficiency, and incorporate measures such as solar panels, electrical vehicle charging points, cycle parking and changing facilities.

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<sup>1</sup> Paragraph 115 of the National Planning Policy Framework.

- There are no technical reasons why the site cannot be developed in the manner proposed. The applicant has a track record of delivering similar developments in the north west and throughout the country.
- This development will create significant jobs during the construction phase and once the scheme is operational. There will also be indirect jobs linked to supply chain spending and expenditure of workers.

### **13. When do you intend on submitting the planning application?**

We plan to submit the planning application to the Council following this consultation exercise and once we have had an opportunity to consider all comments received. We expect to submit the planning application early in 2025.

### **14. How can I get involved?**

All of the consultation material can be found online at our website:

[www.houriganplanning.com/consultations](http://www.houriganplanning.com/consultations)

There are a number of ways to comment on the draft proposals:

**By email:** [hello@houriganplanning.com](mailto:hello@houriganplanning.com) using “Stadium Way” as the email subject line.

**By Post:** Stadium Way Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

### **Consultation Period Closes: 13 December 2024**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.