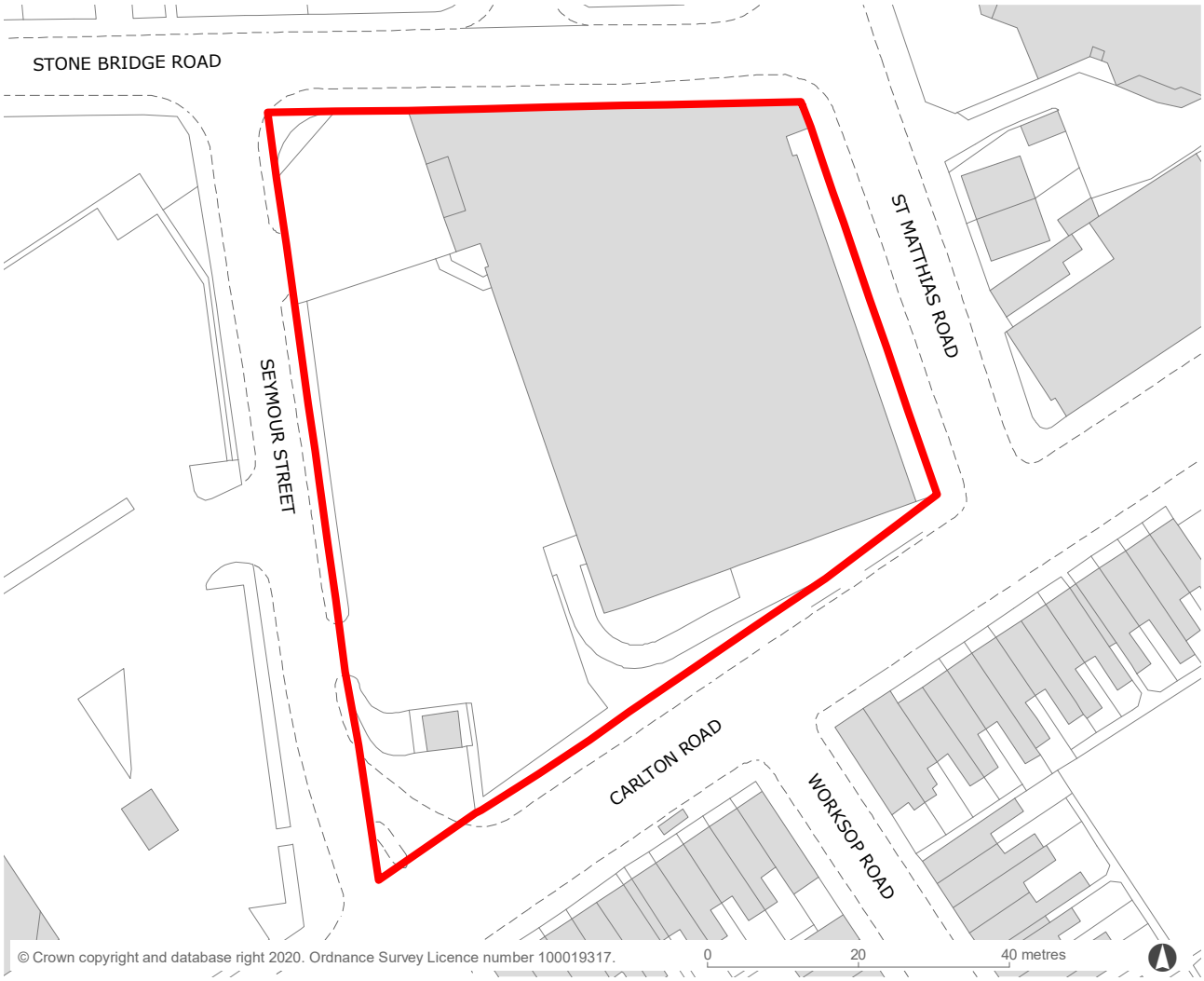
# SR33 Carlton Road - Former Co-op




**Site Area (ha):**
0.6

**Ward:**
St Ann's

**Address:**
Carlton Road

**Current Use:**
Vacant

## Proposed use:

Retail (A1) and/or residential (C3, including family housing).

## Development principles:

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Layout and boundary treatment of new residential units should be carefully considered to avoid adverse impact on/from existing adjacent businesses uses. The site is within a CONI and future development should be considered in line with Policy SH7. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. The potential for connection to the District Heating System should be explored.

| | Housing | Office ($m^2$) | Industrial/ Warehousing (ha) | Retail ($m^2$) |
|---|---|---|---|---|
| **Max** | 35* | | | |
| **Mid-Point** | 18* | | | |
| **Min** | 0* | | | |

*All ranges given are indicative