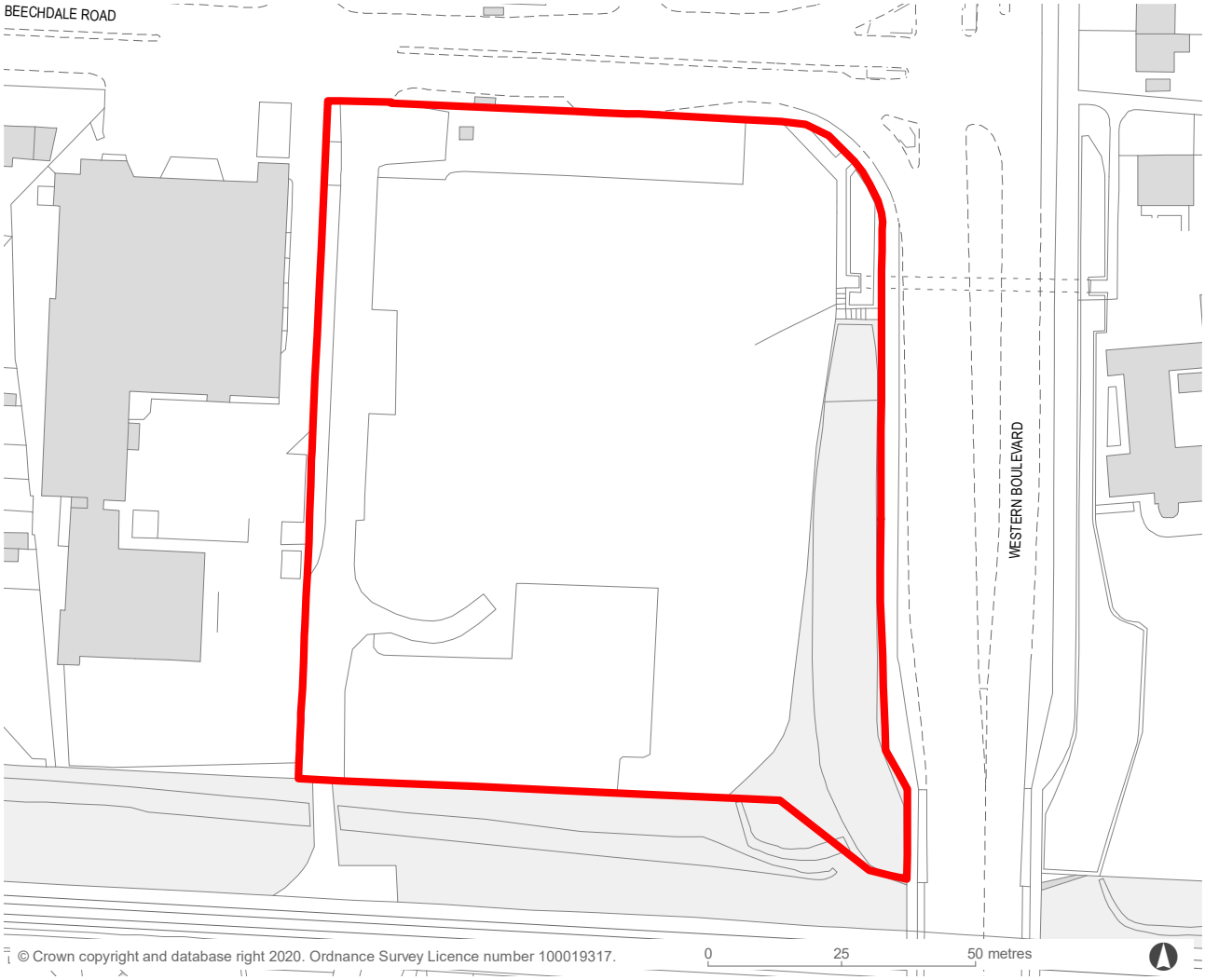
SR28 Beechdale Road - Former Beechdale Baths



Site Area (ha):
1.36

Ward:
Leen Valley

Address:
Russell Drive

Current Use:
Allotments

Proposed use:

Convenience retail store (A1), with scope for residential (C3).

Development principles:

Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed use scheme comprising retail and residential development come forward, it should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. Any scheme exceeding the retail floorspace set out in Appendix 5, or comprising comparison floorspace which is more than ancillary to the convenience floorspace, will be required to undertake a sequential test, and if necessary, an impact assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max				3000*
Mid-Point				
Min				1500*

*All ranges given are indicative