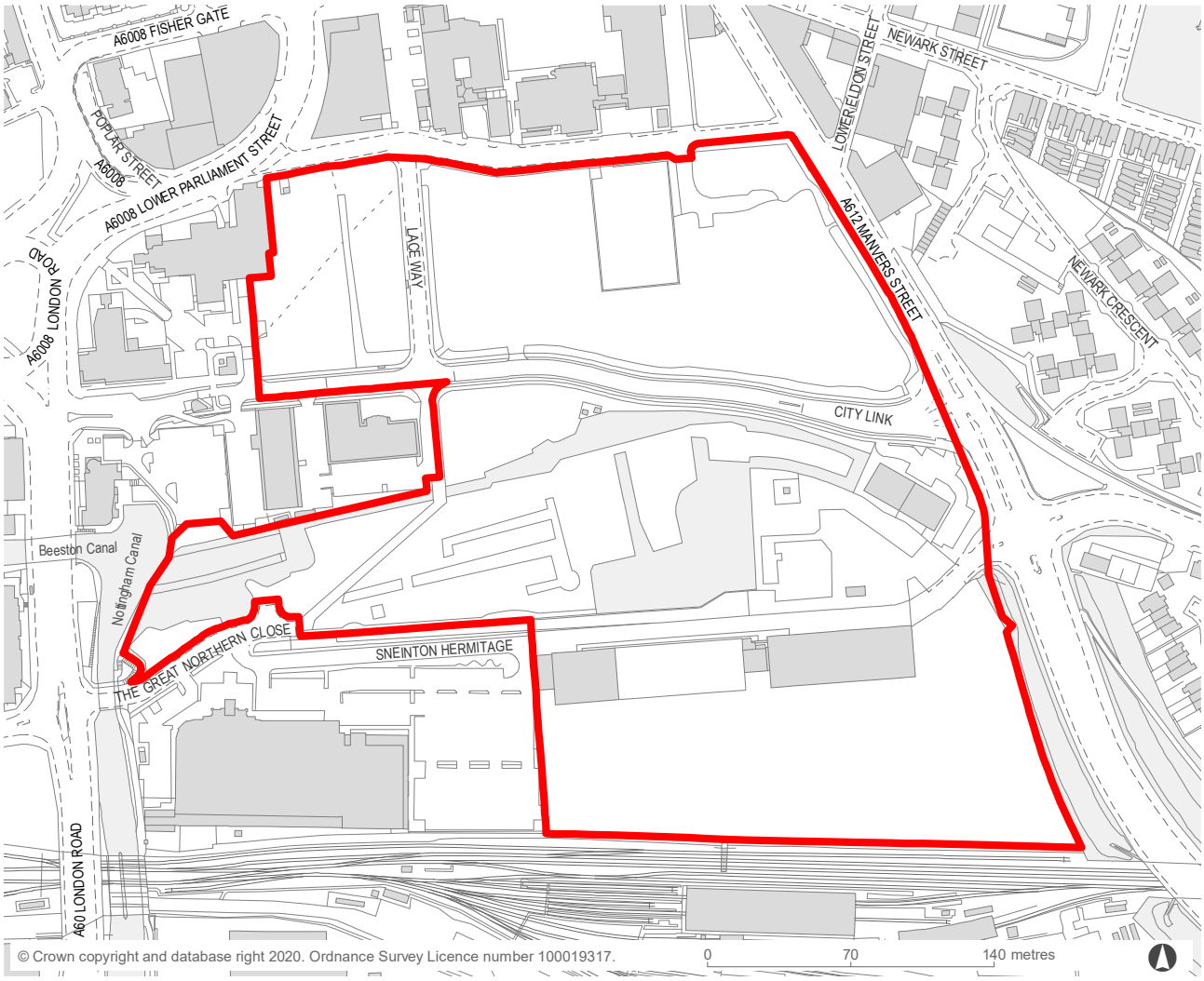
SR59 Canal Quarter - Island Site



Site Area (ha):
9.76

Ward:
Castle

Address:
Manvers Street

Current Use:
Cleared site, offices, vacant warehouses

Proposed use:

Offices/high tech, light industry/research & development, warehouse (B1, B8), residential (C3) retail (A1, A2, A3), leisure (D2), hotel (C1), conference use and education use (D1) delivered as integral part of mixed use scheme.

Development principles:

A comprehensive masterplan, agreed with the City Council, should be prepared for this priority regeneration site enabling accelerated delivery of an attractive mixed use community as set out in the adopted SPD. Office uses should capitalise on the site's proximity to BioCity. Residential uses should be located away from rail lines and the busy Manvers Street junction to the south east where less sensitive uses such as light industry, storage and distribution should be located. An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre – large format retail stores are not acceptable and any retail provision should be provided via a range of units to serve the needs of the new development. Any scheme exceeding the maximum retail floorspace set out in Appendix 5 will be required to undertake a sequential test, and, if necessary, an impact assessment. New open space and cycling and walking routes, linking to the surrounding area and the Canal towpath, should be provided. Proposals should have regard to the presence of heritage assets both on site and nearby and the site's location within an archaeological constraints area. There is potential for low carbon energy via connection to the District Heating System. Known contamination on site should be mitigated appropriately through development. The site is close to the Eastcroft Energy from Waste Facility and London Road Heat Station - further air dispersion modelling may be required, depending on the scale/height of proposals. The site is within areas of medium and high flood risk and planning applications should be accompanied by site specific Flood Risk Assessments. Within Minerals Safeguarding Area - prior notification required. Proposals should have regard to Highway Safeguarding and Highway Planning Lines shown on the Policies Map - TR2.1, TR2.2 and TR2.9.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	650*	64400*		4500* (Contingent upon broader scheme delivery)
Mid-Point	575*	54150*		
Min	500*	43900*		3000*

*All ranges given are indicative