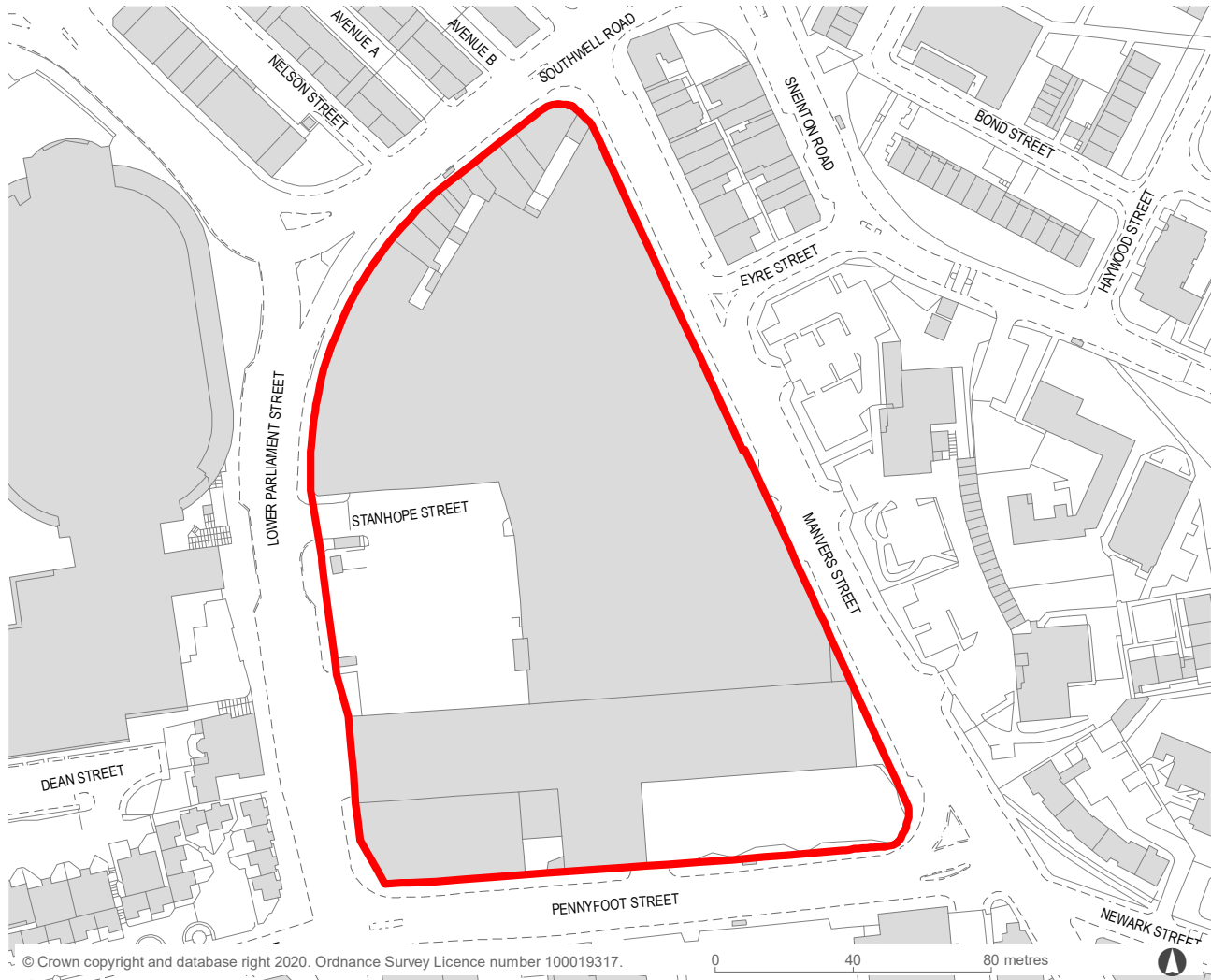


SR56 Creative Quarter - Bus Depot



Site Area (ha):
2.55

Ward:
Castle

Address:
Lower Parliament
Street

Current Use:
Bus depot, retail

Proposed use:

Residential (C3), hotel (C1), employment (B1), conference/convention centre (D1), leisure (D2).
Ancillary retail (A1, A2, A3) delivered as integral part of a mixed use scheme.

Development principles:

Proposals should be sensitive to the Sneinton Market Conservation Area which covers the northern edge of the site. Schemes which retain and integrate frontages between Manvers Street and Stanhope Street will be encouraged. 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 an archaeological constraints area, development proposals should consider the potential for archaeology early in the development process. Immediate potential for connection to the District Heating System. The site is close to an AQMA and the Eastcroft Energy from Waste plant. Within Minerals Safeguarding Area but not considered a barrier to development.

	Housing	Office (m²)	Industrial/ Warehousing (ha)	Retail (m²)
Max	170*	5000*		Small Scale*
Mid-Point	135*	2500*		
Min	100*	0*		

*All ranges given are indicative