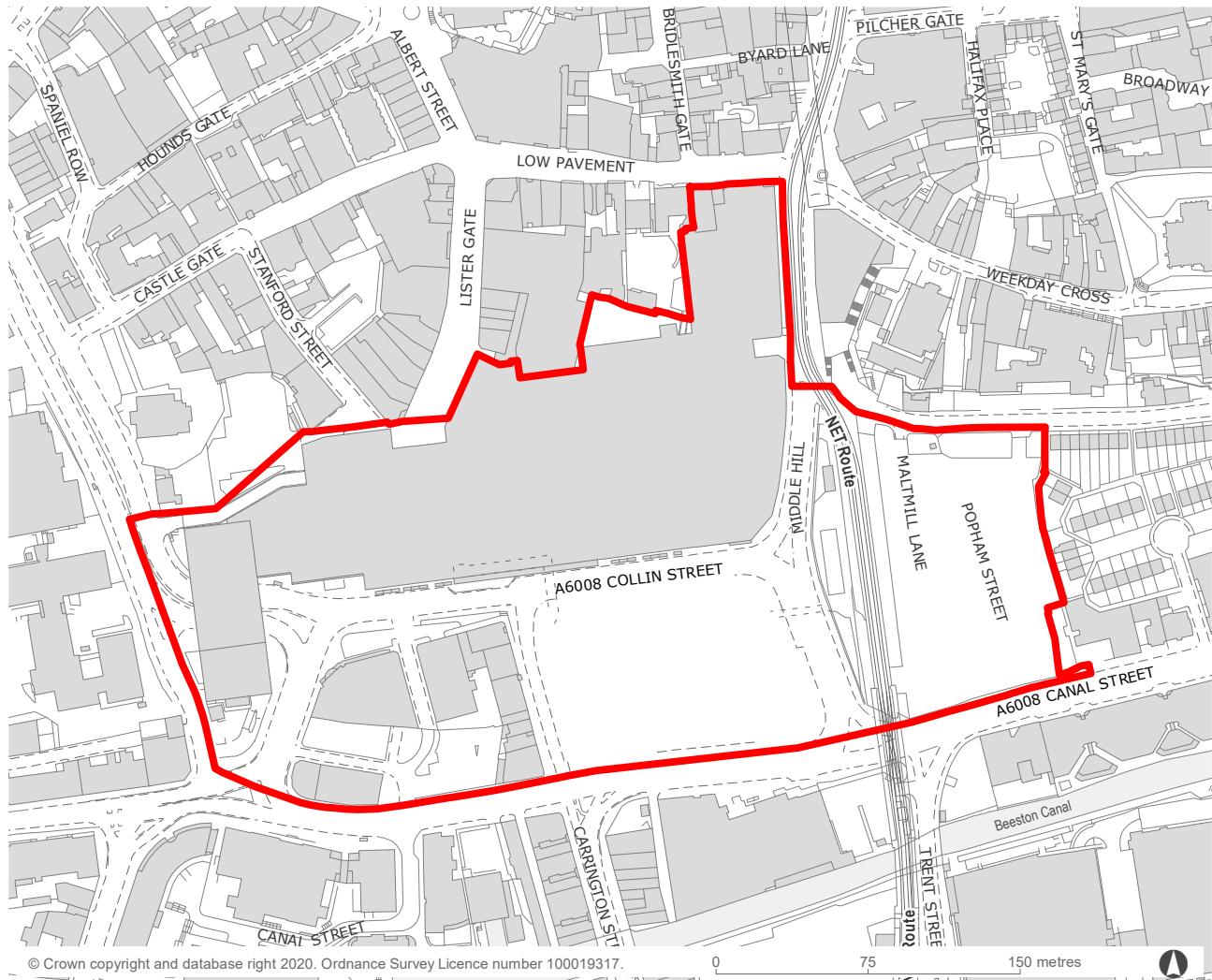


## SR58 into Broadmarsh Centre and surrounding area



**Site Area (ha):**  
8.12

**Ward:**  
Castle

**Address:**  
Collin Street

**Current Use:**  
Retail, Car Park,  
other Town Centre  
Uses

### Proposed use:

Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), hotel (C1), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3), delivered as integral element of mixed use scheme.

### Development principles:

This is a major development site and proposals will be expected to radically improve the physical appearance, connectivity and retail offer of this part of the city. Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to intu Victoria Centre, the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. Proposals should incorporate new high quality public realm. Heritage assets should be preserved and enhanced with careful consideration to views of the Castle and Lace Market Cliff and the Canal Conservation Area. Development should improve prominence and access to the existing visitor attraction focussed on caves. Flood risk, transport, archaeology, caves and contamination assessment required. Within Minerals Safeguarding Area but not considered a barrier to development. To facilitate development major changes to the highway network are planned and proposals should have regard to Highway Planning Lines and Highway Route Improvements Safeguarding TR2.3 and TR2.13 as shown on the Policies Map.

	Housing	Office (m <sup>2</sup> )	Industrial/ Warehousing (ha)	Retail (m <sup>2</sup> )
<b>Max</b>	100*	Small Scale*		See Appendix 5 of Local Plan Part 2
<b>Mid-Point</b>	75*			
<b>Min</b>	50*			

\*All ranges given are indicative