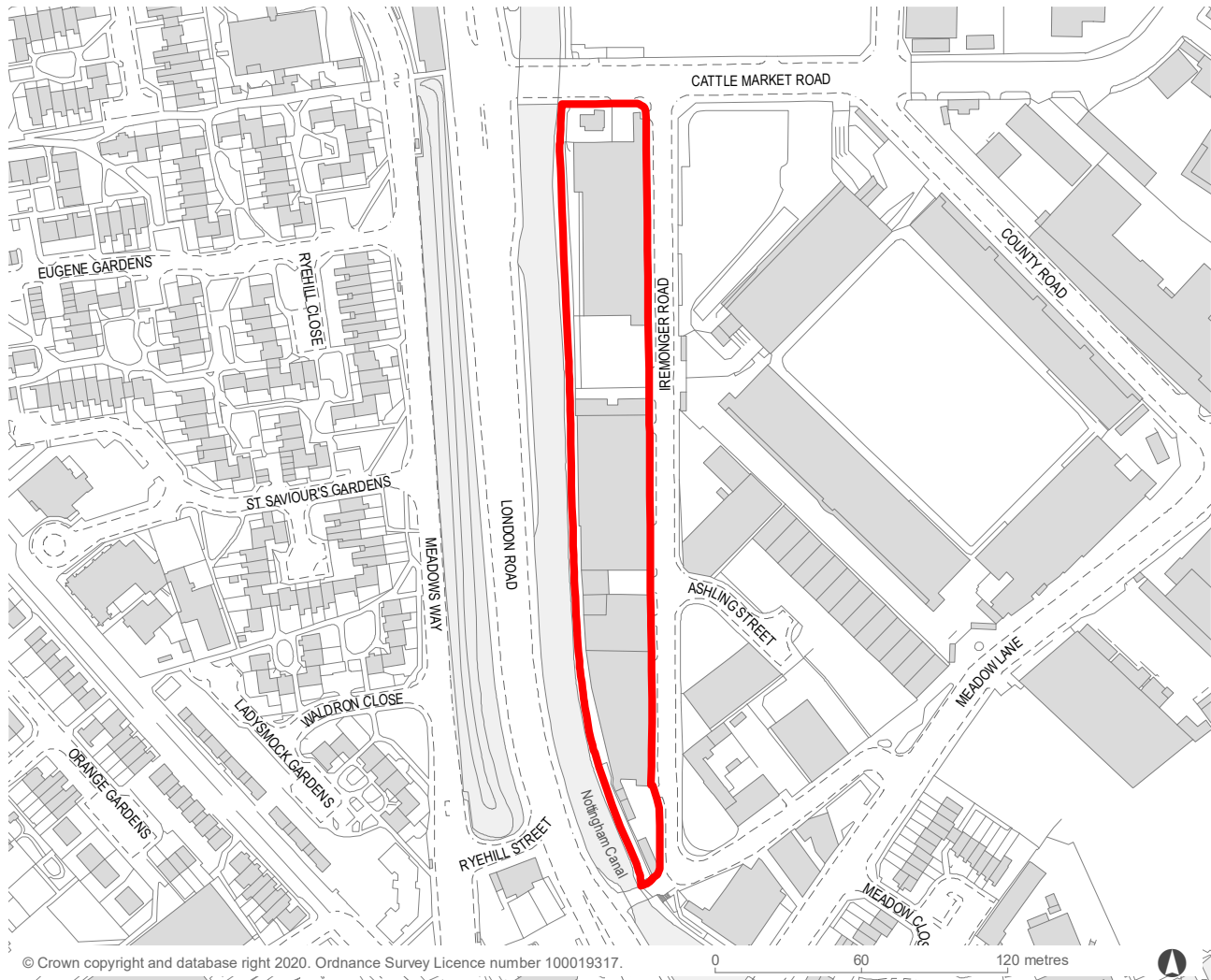


SR69 Waterside - Iremonger Road


Site Area (ha):

0.94

Ward:

Meadows

Address:

Iremonger Road

Current Use:

Employment

Proposed use:

Residential (C3), student accommodation (Sui Generis).

Development principles:

Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Opportunities for low carbon energy via the District Heating System should be explored. Site is in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider the interaction of the Nottingham Canal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to the Cattle Market Road Highway Planning Line (TR2.14) and NET safeguarding to the northern boundary of the site.

	Housing	Office (m²)	Industrial/Warehousing (ha)	Retail (m²)
Max	150*			
Mid-Point	125*			
Min	100*			

*All ranges given are indicative