



**APPEAL BY:** McCarthy and Stone Retirement Lifestyles Ltd

**SITE:** 35 Oakfield M33 6NB

**LPA REFERENCE:** 109745/FUL/22

**PINS REFERENCE:** APP/Q4245/W/23/3325034

### **Rebuttal Statement**

Sarah Lowes on behalf of Trafford Council.

I have read the Proof of Evidence of Ken Earle (Design & landscape Matters) with regards reasons for refusal RFR 2 (Design) & RFR 3(Boundary Treatment, Landscaping and Trees) and have the following observations to make:-

- Paragraph 7.1.8 states that it would appear from the Council's response to date that that certain relationships between neighbouring site and the development are acceptable. For clarification this is not the case, whilst no concerns have been raised in respect to the siting of the front building line (albeit set further into the site), the siting and footprint of the development and its relationship with all other boundaries in design terms is wholly unacceptable as detailed with my proof of evidence.
- Paragraph 7.1.9 references an historic planning permission on the site. The rebuttal proof of Mr Cormac McGowan respond to and sets out why this is not considered to be a realistic fall-back position.
- Paragraph 7.1.11 sets out that they appellant considers the development to be 4, 3.5 and 2.5 storeys. I considered that the development is very clearly 3 and 4 storeys in height.
- Paragraph 7.2.3 sets out that the tarmac hard surface is proposed to the car parking area ensure that the site is fully accessible. This is not the only hard surfacing material which could be utilised to ensure that the development is fully accessible.