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## A. Appendix 1

**From:** Ian Miller  
**Sent:** 28 Mar 2023 10:49:09 +0000  
**To:** McGowan, Cormac  
**Subject:** Application 109745/FUL/22 - 35 Oakfield, Sale - Consultation Response  
(Archaeology)

Good morning Cormac

**RE: Application 109745/FUL/22 - Demolition of existing buildings and erection of a part 3 storey part 4 storey building comprising 25no. retirement flats, closure of both existing vehicular accesses and formation of new vehicular access onto Oakfield with associated landscaping and car parking - 35 Oakfield, Sale**

Thank you for consulting GMAAS on the above application.

The National Planning Policy Framework (Section 16 Paragraph 194) states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Contrary to this guidance, the application is not supported by either a heritage statement *per se* or an archaeological assessment, and the Greater Manchester Historic Environment Record has not been consulted. The application is supported by a document entitled 'Statement of Heritage Significance', which focuses attention initially on the definition of a 'non-designated heritage asset' and the criteria employed when determining a statutory listing. 35 Oakfield does not warrant consideration for statutory listing, as argued in the Statement of Heritage Significance, although contrary to the conclusion drawn in the document, GMAAS considers the building to constitute a non-designated heritage asset. Whilst no date of construction for 35 Oakfield has been determined, it is shown on the Ordnance Survey 1<sup>st</sup> Edition 1:2500 map of 1877 and was seemingly amongst the first wave of residential villas to be erected in the area, marking the important transformation of the area from an agricultural landscape to a desirable residential suburb to Manchester. It is also one of the oldest surviving buildings on Oakfield, with most of the other villas shown on the 1877 map having been either replaced or subject to considerable remodelling with a resultant loss of significance. As such, the building has some significance as an increasingly rare physical reminder of the area's residential development during the second half of the 19<sup>th</sup> century, presumably following the completion of the railway to Sale.

The Statement of Heritage Significance affords a few paragraphs to the historical development of the building but does not explore all the avenues of documentary research available that may inform a rounded understanding of the building's significance. Such sources could include the rate books and census returns, for instance, which may provide details of the 19<sup>th</sup>-century occupants to check whether the house had any links to important local figures.

The Statement of Heritage Significance then provides a detailed description of the 35 Oakfield, highlighting the historical and aesthetic value of the front elevation and pointing out some unusual architectural features. Several photographs of the interior are included, which depict original fixtures and fittings, including an ornate cornice over the tall windows in the front reception room and the plaster rose light, which similarly have some level of significance.

The Statement of Heritage Significance concludes that the significance of the building 'is marginal at best' and sets out a case to support the proposed demolition. Notwithstanding the shortcomings of the report raised above, the Conservation Team at Trafford Council is best placed to comment on the harm of demolition and redevelopment on the character of the historic built environment. It is noted, however, that the Statement of Heritage Significance makes no reference to designated heritage assets in the locale, their setting and any potential harm to that setting imparted by the proposed new building (designated heritage assets in the vicinity are listed in the Design & Access Statement, but this is limited to just a list). Similarly, there is no mention of potential impact on below-ground archaeological remains in any of the documents submitted with the application. However, having consulted our records, including the Greater Manchester Historic Environment Record, I can confirm that delivery of the proposals will not threaten or damage any known or suspected archaeological remains. As such, no further consideration of the below-ground archaeological resources is warranted.

Kind regards

Ian



University of  
**Salford**  
MANCHESTER

**Ian Miller BA FSA**

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## B. Appendix 2



# Trafford Council

## Housing Needs Assessment 2019

### Older People

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## INTRODUCTION

The Trafford Housing Needs Assessment (HNA) 2019 provides the latest available evidence to help shape the future housing related strategies and policies in Trafford. The study complements the Greater Manchester (GM) Strategic Housing Market Assessment (SHMA) by providing detailed local information and supports the development of the new Local Plan for Trafford. It considers the need for affordable housing and the size, type and tenure of housing need for specific groups within the borough such as older people, black and minority ethnic communities and people with disabilities. This research provides up-to-date analysis of the social, economic, housing and demographic characteristics of the area.

This factsheet provides a summary of the information contained within the Trafford HNA 2019 relating to older people. National Planning Guidance (NPPF) defines older people as '*people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs*'.

## OLDER PEOPLE IN TRAFFORD

Older age groups	2019	2037	Number change	% change
All Older 65+	41,600	57,500	15,900	+38.2
All Older 75+	20,000	29,400	9,400	+47.0
All Older 85+	6,100	10,100	4,000	+65.6

Table 1 shows that over the period 2019 to 2037, the number of older person households in Trafford is predicted to increase by around 15,900 - an increase of 38.2%.



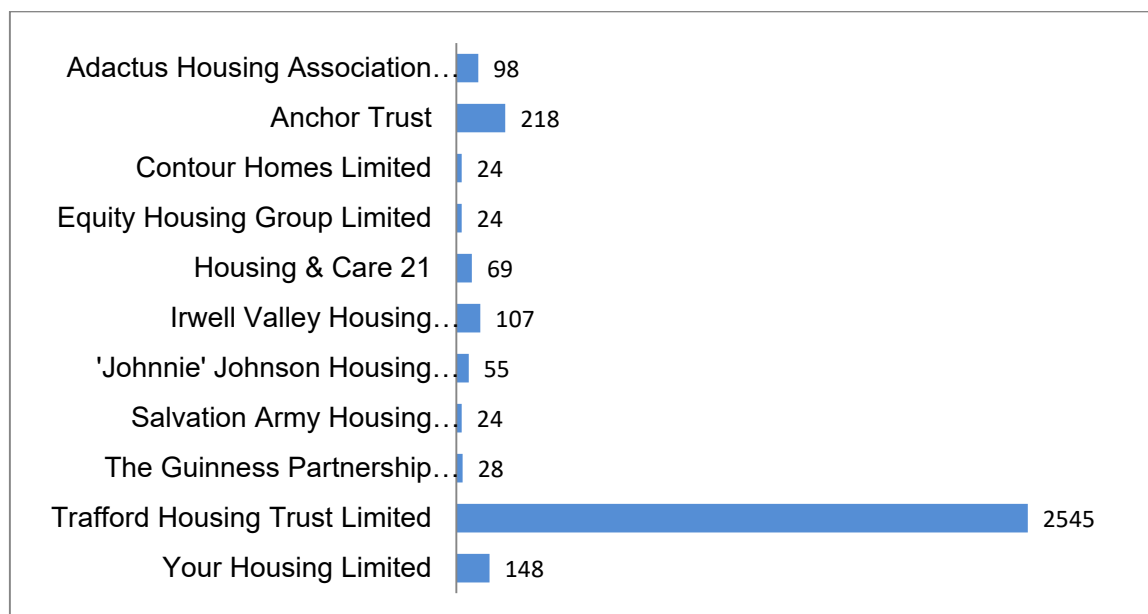
	Tenure (number)			
	Owner occupied	Private	Affordable	Total
60-84	8,194	695	1,738	10,627
85+	2,961	150	981	4,092
Total	13,287	1,099	3,579	17,965
% change	74.0	6.1	19.9	100

Over the period 2019-2037, the numbers of people over 60 living in the owner occupied sector will increase by 74%, in the private rented sector by only 6.1% and in the affordable sector by 19.9%.

### OLDER PERSON'S CURRENT ACCOMMODATION

There are three main types of specialist housing for older people in Trafford: Sheltered, Retirement and Extra Care. A number of registered housing providers (RPs) offer different types of older people's housing (see Figure 1).

**Figure 1: Housing for Older People (RP stock) 2017/18**



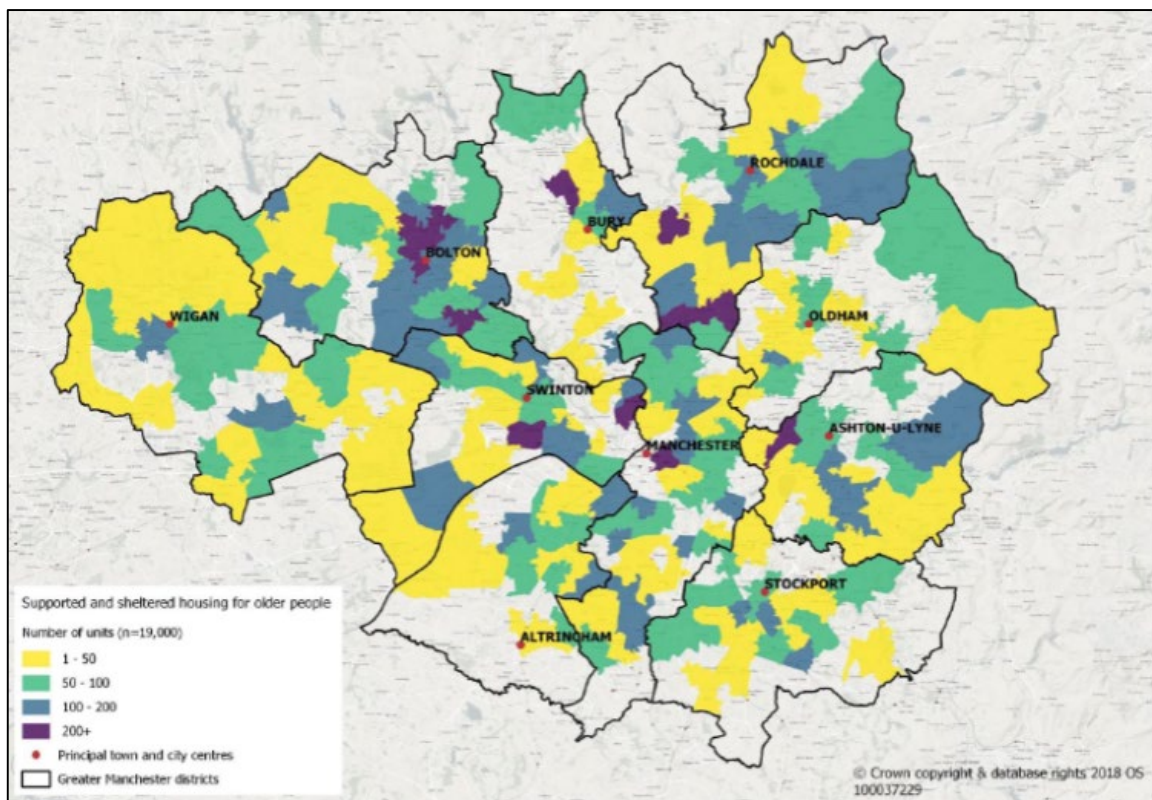
The majority of the older people's housing in the affordable/social sector in Trafford borough is owned by Trafford Housing Trust (2545 units).

GMCA and the NHS produced a GM Supported Housing Data Pack in August 2018. From this data, a GM Supported Housing Census (2017-18) was produced and indicates the existing housing and support provided for older people. This census identified 1,330 units for older people across approximately 175 schemes in Trafford (Table 3).

Table 3: Types of Older People		
Client Group	Total Schemes	Total Units
Extra Care	Less than 5	200
Older People	10	320
Older People with a care need	Less than 5	40
Sheltered Housing	20	770
<b>Total Units</b>		<b>1330</b>

This information has been mapped (Figure 2), and shows Old Trafford, Sale Moor and Urmston have the highest concentrations of supported and sheltered housing in Trafford

**Figure 2: Supported and sheltered housing for older people in Trafford 2019**



Older people's housing in Trafford is popular, with low turnover of stock and quick sales/lets supporting this. RPs confirm that most void units in sheltered schemes are let quickly and no property type is harder to let than others. There are also low turnover rates.

There are four affordable Extra Care developments owned by RPs in Trafford:

- Timperley (38 units)
- Sale (71 units)
- Partington (40 units)
- Old Trafford (80 units)

Some schemes are more popular than others and there are approximately 219 people on the Council’s Extra Care Waiting List.

**Figure 3: Current Housing Profile (Household Reference Person (HRP over 65) by sub-area**

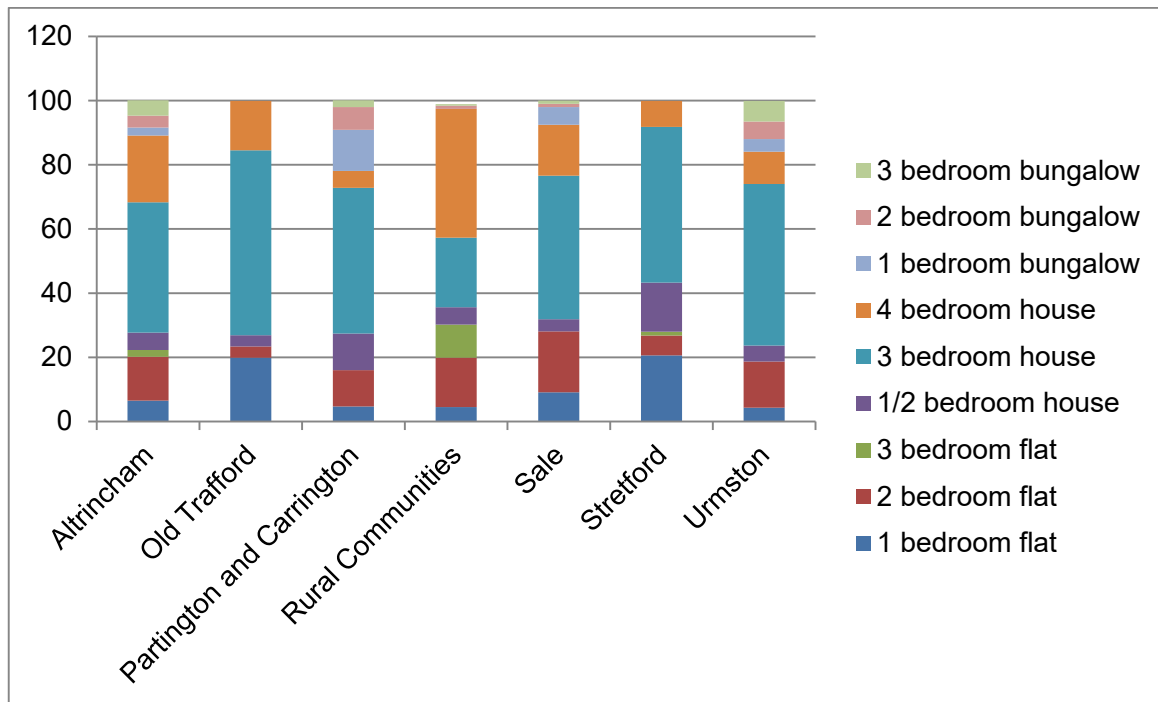


Figure 3 shows the type and size of properties currently occupied by older households by sub-area. High numbers of older households live in 3 bed houses in all sub-areas other than the Rural Communities where higher numbers live in 4 bedroom houses.

**Figure 3: Current Housing Profile for age over 65**

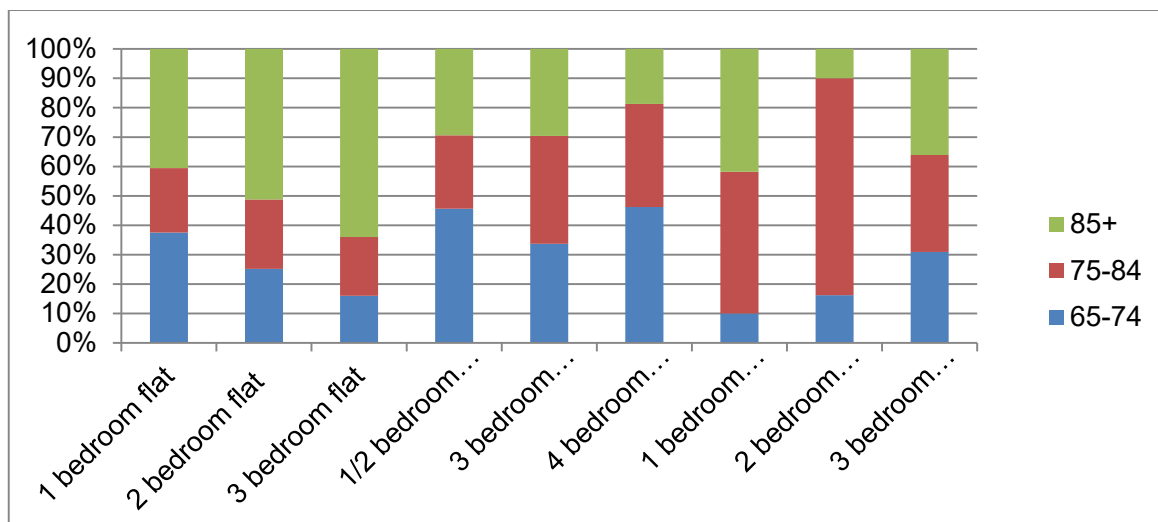


Figure 4 provides information on the type and size of the property currently occupied by older people by age group. Overall:

For those aged 65-74, 71% live in houses, 23.4% in flats, 5.4% in bungalows and 0.1% in other property types;

For those aged 75-84, 67.1% live in houses, 18.6% in flats, 14.4% in bungalows and 0% in other property types;

For those aged 85 and over, 51.7% live in houses, 39.5% in flats, 9% in bungalows and 0% in other property types.

## FUTURE NEED

<b>Table 4: Analysis of future need for specialist older person accommodation</b>				
<b>Current provision (and planning use class)</b>	<b>Number of units 2018</b>	<b>Number aged 75 and over 2019</b>	<b>Number aged 75 and over 2037 (projected)</b>	<b>Additional units of accommodation needed 2019-37</b>
		<b>20,000</b>	<b>29,400</b>	
		<b>Ratio of population to current provision</b>	<b>Ratio applied to 2037 population</b>	
Specialist older person	2,983	0.14915	4,385	1,402
Residential Care	1,151	0.05755	1,692	541
Total	4,134		6,077	1,942

Table 4 considers the current number of units of specialist older person accommodation and compares this to the total population aged 75 and over. This gives a ratio of population to units of accommodation. The ratio is then applied to the projected population in 2037. This shows a need for 1,402 additional specialist older persons' accommodation and 541 additional units of residential care over the plan period to 2037.

Findings from the resident's survey carried out as part of Trafford's Older Person's Housing Strategy show sheltered housing to be the preferred housing option for older people (89%), whereas high numbers are currently moving into retirement housing (57%). Extra Care housing appears to be the least popular option among older people, with many viewing this form of housing with negative care home connotations.

The HNA household survey asked 'if you think it is relevant to you, which of the following older person's options would you consider now or in the next 5 years?'

Tables 5 and 6 report the percentage and numbers of households who would consider different older persons' housing options (respondents could tick more than one box) across the borough by age group and by percentage and by number.

## OLDER PERSONS' HOUSEHOLDS CONSIDERING MOVING

**Table 5: Older persons' housing options by age group**

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	59.8	77.1	88.5	72.2
Buying a property in the open market	32.9	11.5	8.6	19.8
Extra Care Housing – Renting	6.6	0.2	0.0	2.8
Sheltered Accommodation – Renting	10.1	0.5	12.2	6.8
Sheltered Accommodation – Buying	16.8	15.6	11.6	15.3
Co-housing	18.1	8.4	3.6	11.5
Residential Care Home	5.7	5.8	3.3	5.3
Go to live with children or other relatives	13.4	18.1	18.5	16.3
Extra Care Housing – Buying	14.6	4.4	4.6	8.6
Rent from HA	4.4	3.5	2.8	3.7
Sheltered Accommodation - Shared Ownership	3.7	0.0	0.4	1.6
Other	5.1	11.0	16.4	9.6
Extra Care Housing - Shared Ownership	10.8	10.7	9.8	10.5
Rent a property from a private landlord	8.5	9.7	9.7	9.2
Supported Housing	3.7	4.0	9.9	5.0
<i>Base (total households responding)</i>	3,539	3,332	1,675	8,547

**Table 6 Older persons' housing options by age group and by number (% applied to all households with a HRP aged 65 and over)**

Housing option	65-74	75-84	85+	All 65+
Continue to live in current home with support when needed	7,285	6,392	3,215	17,404
Buying a property in the open market	4,008	953	312	4,773
Extra Care Housing – Renting	804	17	0.0	675
Sheltered Accommodation – Renting	1,230	41	443	1,639
Sheltered Accommodation – Buying	2,047	1,293	421	3,668
Co-housing	2,205	696	131	2,772
Residential Care Home	694	481	120	1,278
Go to live with children or other relatives	1,632	1,500	672	3,929
Extra Care Housing – Buying	1,779	365	167	2,073
Rent from HA	536	290	102	892
Sheltered Accommodation - Shared Ownership	451	0	15	386
Other	621	912	596	2,314
Extra Care Housing - Shared Ownership	1,316	887	356	2,531
Rent a property from a private landlord	1,035	804	352	2,218
Supported Housing	451	332	360	1,205
<i>Base (total households responding)</i>	12,182	8,290	3,663	24,105

Overall, of respondents aged 65 and over, 72.2% were planning to continue to live in their current home with support when needed, 19.8% would consider open market options and 16.3% were planning to live with children/other relatives.

Although all households aged 65+ could be identified from the survey, some did not provide age information, so the sample broken down by age group is slightly smaller. Note households could tick more than one response.

Move to	Current location							Total
	Altrincham	Old Trafford	Carrington and Partington	Rural Communities	Sale	Stretford	Urmston	
Within Trafford	73.7	82.4	42.0	91.9	86.6	58.3	90.1	82.5
Outside Trafford	26.3	17.6	58.0	8.8	13.2	41.7	9.9	17.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 7 outlines the results of further analysis on the current location of households aged over 65 compared with their location choice should they wish to move. The majority would prefer to remain in Trafford.

Reason	Percentage who cannot move
Cannot afford to move	75.4
Lack of suitable accommodation of type wanted	7.2
Lack of suitable accommodation in the area wanted	5.7
Other reasons	17.5

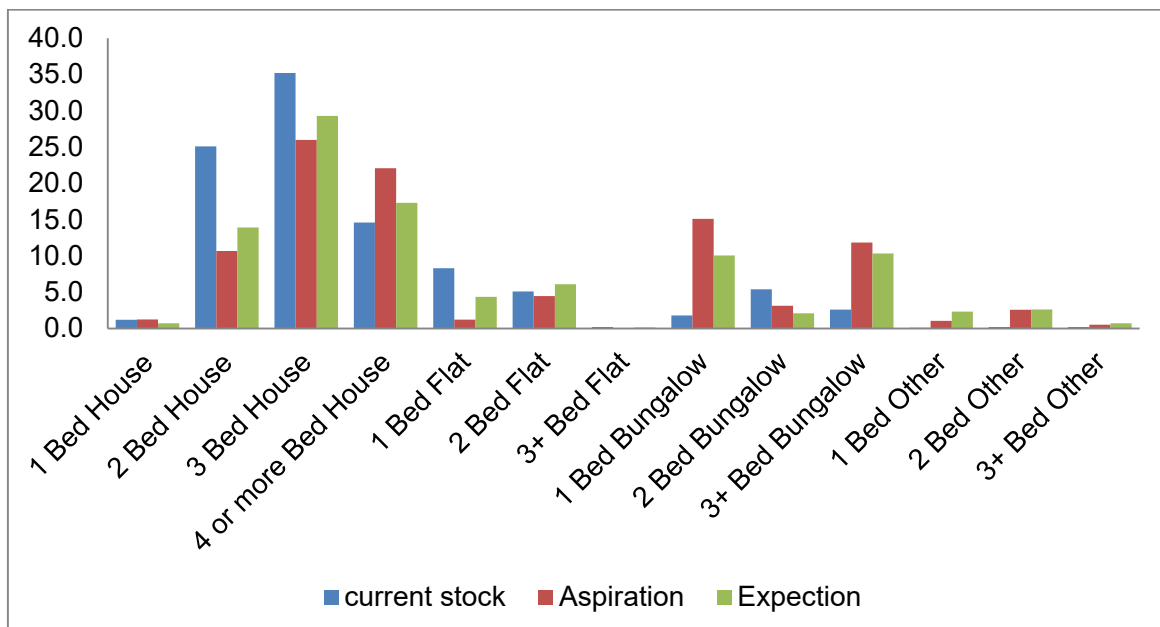
*Note that households could pick more than one option.*

An analysis was carried out on the reasons older person's households are unable to move. Over 75% of households over 65 are unable to move because they cannot afford the cost as outlined in Table 8.

Analysis was also carried out on the type of housing required (based on expectation) in the future by older households and by the location required:-

- Older households who required Altrincham favoured 3 bed houses (28.2%) with smaller numbers requiring a 2 bed bungalow (21.4%) and 2 bedroom flats (20.1%).
- 100% of older households required a 3 or more bedroom flat in Old Trafford.
- 100% of older households in Partington and Carrington required a 2 bedroom flat.
- 100% of households in Stretford required a 2 bedroom bungalow.
- The majority of households in the Rural Communities require a 3 or more bedroom bungalow (37.5%) with smaller numbers requiring a 3 bedroom house (19.4%) or a 3 or more bedroom flat (18.1%).
- 36% of older households in Sale require a 3 bedroom house with 30.4% asking for a 2 bedroom flat and 22.7% asking for a 3 or more bedroom flat.
- In Urmston a majority (50%) of older households require a 2 bedroom flat.

**Figure 4: Current dwellings types compared to aspirations and expectations (over 65s)**



The 2019 HNA household survey data indicates that older people are particularly living in two, three and four-bedroom houses and to a lesser extent, one and two-bedroom flats and two-bedroom bungalows. Of those who intend to move in the next five years, many of these households have strong aspirations and expectations to continue to live in three and four-bedroom houses but also have aspirations to live in one and three-bedroom bungalows and two-bedroom flats. Given the anticipated increase in older person households, it is important that the Council recognises the impact this will have on the range of dwelling types and sizes being developed over the plan period.

**FUTURE HOUSING CHOICES OF OLDER PERSON HOUSEHOLDS**

**Table 9: Older person rightsizing**

Current property size	Number of bedrooms would like?				Total
	One	Two	Three	Four	
One	27	151	0	0	178
Two	0	276	0	0	276
Three	24	558	428	6	1,016
Four	0	13	138	63	214
Five or more	0	0	86	61	147
Total	51	998	652	130	1,831
Downsize					
Remain same size					
Upsize					

Table 9 considers the number of older person households who want to downsize to a smaller property, remain in the same size of property or upsize. The table shows the number of bedrooms the household currently has and the number they would like. The majority of older people living in a three-bedroom house would move to a two bedroom-house; however a high number would also prefer to stay in a three bedroom-house.

Table 10 details the future housing choices being considered by older households within the next 5 years by reference to their current number of bedrooms and the number of bedrooms they would like to move to and expect to move to.

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	48.1	67.2
Staying same	43.4	31.2
Upsizing (moving to larger property)	8.6	1.6
Total	100	100
<i>Base (households responding)</i>	<i>1,831</i>	<i>1,661</i>

48.1% of older households had an aspiration to downsize and 67.2% expected to do so (i.e. move to a property with fewer bedrooms). 43.4% had an aspiration to move into a property with the same number of bedrooms as they presently occupy; 31.2% expected to achieve this. A further 8.6% of older households had an aspiration to move to a property with a larger number of bedrooms (upsizing), and 1.6% expected to achieve this.



Table 11: Older persons' housing options by sub-area								
Housing option	Sub-area							Trafford Borough
	Altrincham	Old Trafford	Partington & Carrington	Rural Communities	Sale	Stretford	Urmston	
Continue to live in current home with support when needed	74.2	71.0	72.9	69.6	71.1	67.3	75.3	72.4
Buying a property in the open market	13.3	33.3	10.8	28.8	26.0	17.0	9.7	19.0
Rent a property from a private landlord	0.0	0.0	0.0	1.8	6.7	0.0	4.7	2.9
Rent from HA	1.5	10.7	12.5	0.0	10.8	5.7	8.9	7.0
Sheltered Accommodation – Renting	10.2	15.2	23.1	4.5	19.9	16.2	15.8	15.1
Sheltered Accommodation – Buying	9.9	24.5	14.2	15.8	7.1	13.7	17.8	12.3
Sheltered Accommodation - Shared Ownership	2.7	0.0	3.7	1.3	7.1	0.0	10.4	4.9
Extra Care Housing – Renting	13.1	0.0	16.9	7.4	23.3	21.1	15.0	16.0
Extra Care Housing – Buying	9.0	15.2	10.8	14.1	2.8	3.5	12.8	8.1
Extra Care Housing - Shared Ownership	1.5	0.0	3.7	1.3	5.1	0.0	7.4	3.5
Supported Housing	0.0	0.0	0.0	1.3	4.8	0.0	0.0	1.5
Residential Care Home	10.2	0.0	0.0	17.2	12.4	10.3	7.6	9.6
Co-housing	14.1	9.1	13.2	9.8	8.4	4.9	9.1	10.2
Go to live with children or other relatives	6.5	9.1	7.1	7.1	14.7	9.4	1.6	8.6
Other	3.0	0.0	0.0	0.0	10.8	7.2	0.0	4.7
Base	2,597	711	295	448	2,759	735	1,611	9,155

Table 11 illustrates housing options by sub-area. High proportions of older households want to continue living in their own home. In addition higher numbers of people in Sale are interested in renting extra care or living with relatives. Higher numbers in Partington and Carrington are interested in renting sheltered housing and higher numbers in Old Trafford are interested in buying a property on the open market and sheltered housing.

## SUMMARY

- 23.9% of the head of household is aged 65 and over, with 50.5% aged 65-74, 34.4% aged 75-84 and 15.1% aged 85 and over.
- Over the period 2019 to 2037, the number of older person households in Trafford is predicted to increase by around 15,900, an increase of 38.2%.
- High numbers of older people live in 3 bedroom houses.
- There are around 4,134 units of specialist older persons' accommodation. This includes 1,151 units of residential care dwellings and 2,983 units of specialist older person accommodation.
- There is a need for 1,402 more units of specialist older person dwellings, such as extra care and retirement housing and an increase of around 541 units of residential care dwellings, over the plan period to 2037.
- Overall, of respondents aged 65 and over, 72.2% were planning to continue to live in their current home with support when needed, 19.8% would consider open market options and 16.3% were planning to live with children/other relatives.
- 82.5% of older person households would prefer to remain in Trafford if they do decide to move.
- Over 75% of households over 65 are unable to move because they cannot afford the cost.
- Older people are particularly living in three and four bed houses. 29.2% aspire to live in bungalows with up to two bedrooms.
- 48.1% of older person households would like to downsize in the next 5 years and 67.2% expected to downsize. 43.4% would like to move into a property with the same number of bedrooms as they presently occupy; 31.2% expected to achieve this. A further 8.6% of older households would like to move to a property with a larger number of bedrooms (upsizing), and 1.6% expected to achieve this.

### C. Appendix 3

**From:** Robinson, Carey  
**Sent:** 17 Oct 2023 16:34:44 +0100  
**To:** McGowan, Cormac  
**Subject:** RE: 35 Oakfield TPO query 109745/FUL/22

Hi Cormac

The TPO was made in 1970, this protected trees that were in existence at that time but does not protect trees that are younger than that. The site does not lie within a conservation area so none of the younger trees are protected. The yew, and the hollies are all described as semi-mature within the submitted Tree Survey (March 2023), meaning they are too young to be protected, so no permission would be required before removing them. If planning permission were granted and these trees were marked for retention then they would be protected under a planning condition.

The young tree in the attached photo, within the neighbouring garden, (possibly a whitebeam?) is also too young to be protected under the TPO.

Regards  
Carey

**Carey Robinson**  
Arboriculturist  
Planning & Development,  
Trafford Council,  
Trafford Town Hall, Talbot Road, Stretford, M32 0TH

My working days are Monday and Tuesday and on Wednesday morning. If you have an urgent enquiry outside of these hours please ring general planning management on 0161 9123149 or email [development.management@trafford.gov.uk](mailto:development.management@trafford.gov.uk)

The Planning and Development Service privacy notice can be viewed [here](#).

---

**From:** McGowan, Cormac  
**Sent:** 16 October 2023 12:02  
**To:** Robinson, Carey [REDACTED]  
**Subject:** 35 Oakfield TPO query 109745/FUL/22

Hi Carey

You gave comments on this application earlier in the year, we refused for a number of reasons and the applicant MaCarthy & Stone has appealed (Public Inquiry in November).

One of the reasons relates to residential amenity (overlooking and excessive size of building) to the neighbouring residents 41 Ashlands. We have acknowledged that the four trees on the appellants side of the boundary and one on the neighbours side offer some degree of screening but we would never

accept trees as a permanent means of mitigation. As these trees are in the blanket TPO what would be the normal threshold for an owner to contact us for permission if they wished to cut down or cut back a tree, is there a specific size and if any tree does not make that threshold I assume they can just go ahead and remove it?

The trees as I understand it from the Tree survey are a Yew, one pair of Hollies and two separate Hollies, there is a tree on the neighbours side of the boundary but not sure what species it is (photograph below from the neighbours rear garden looking towards the site)



Thanks

**Cormac McGowan**

Major Planning Projects Officer

Planning and Development

Place Directorate

Trafford Council | Trafford Town Hall | Talbot Road | Stretford | M32 0TH

T. Planning General Enquiry Line 0161 912 3149

F. 0161 912 3128

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The Planning and Development Service privacy notice can be viewed [here](#).

## D. Appendix 4

## Comments for Planning Application 109745/FUL/22

### 35 Oakfield Sale

Demolition of existing building and development of 25 retirement flats including car parking, communal facilities and landscaping.

#### Objections from Nicholas Ordsmith, 41 Ashlands, Sale, M33 5PB

As stated via comment on the council website, we object very strongly to this application. Our main points are as follows;

1. Primarily I feel the current plan is overdevelopment of the site and will impact our privacy.
2. The building height adjacent to our property will have a significantly higher roof line, by almost one storey.
3. Full walkout balconies with glass balustrades will overlook the whole of our front and rear gardens and also allow a view into our bedroom.
4. The current site plan shown does not accurately represent our property or how the final proposal would look.
5. A south facing, two storey bay on our house is not shown. The ground floor is our dining room and the upper floor is our bedroom. I feel our bedroom could be seen into from the sides of the balconies on the southern elevation of the proposed development. What appears to be an extension on the south side of our house is, in fact, a single storey conservatory and does not obscure the view from our bedroom to the proposed site.
6. The north elevation picture shows a large mature tree between our house and the new development. This implies the tree will offer privacy protection. In fact this tree is shown in the wrong position in this picture and the tree will offer no privacy barrier whatsoever. This elevation picture also appears to show a significant distance between our house and the development. In fact the distance will be only 8 metres so the proposed construction will be very over bearing.
7. The site plan shows mature trees along the boundary of the west elevation. This implies our garden will be shielded from being overlooked. Actually these are medium sized trees and bushes less dense than shown. They will afford little shielding from the substantial construction that is planned.
8. There are only 16 parking spaces for 25 proposed flats.

The following pages show photographs and the annotated plans submitted. These are intended to back up our points above.

The existing Michael Court building was significantly changed from the original plans submitted, as was the Ashlands Manor development at the top end of the street. These changes were made after residents objections to the Council Planning Department, so we know that developers are able to modify plans if the Council rejects the initial proposals.

In conclusion, we feel the current planned building is too overbearing and invades our privacy. We would suggest a lower profile building with Juliet balconies along the lines of Michael Court. If the plans were modified to reflect this we may feel less inclined to object.



Photographs of 41 Ashlands and Views from the Property



View from Bedroom window towards the site  
This shows the trees give little shielding



View of rear of 41 Ashlands showing 2 storey bay  
and single storey conservatory



View of rear of 41 Ashlands with 2 storey bay  
showing again the clear view into the site



View from 41 Ashlands showing existing Michael Court building. Lower profile and Juliet balconies

**NOTES**

The contractor must ensure all dimensions, levels and materials are to the requirements of the contract. The Architect is not responsible for any errors or omissions in the drawings.

The contractor is responsible for ensuring all zones comply with all relevant statutory requirements and certain structural, wind and fire safety requirements.

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Rev.	Date	Details	Drawn by	Checked by
A	23/10/2022	Approval for planning	AGM	AKS

The proposed development is almost 3 storeys high at this end. The roof line will be almost 1 storey above ours. We feel a lower building would be more appropriate, as was the case when Michael Court was built. The original higher building was rejected by the Planning Office

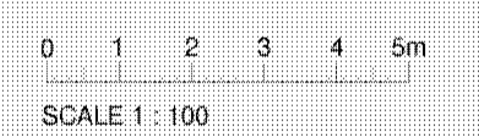


North Elevation  
1:100

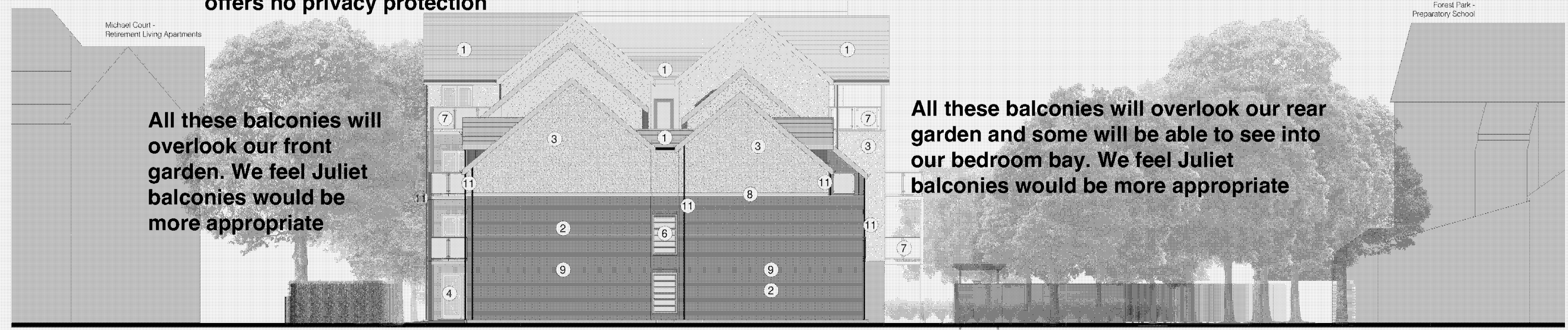
This tree is shown in the wrong position. It does not offer privacy as implied in the picture. See site plan

The distance between our property and the development will be approx. 8 metres. We feel the elevation diagram is somehow giving the appearance of a greater distance between the properties.

- Key**
- ① Grey roof tile
  - ② Red brickwork
  - ③ White render
  - ④ White UPVC framed windows & doors with buff colour cast stone & red brickwork soldier course
  - ⑤ Juliet balcony with glass balustrading
  - ⑥ Automatic opening vent with white colour frame
  - ⑦ Walk out balcony with glass balustrading
  - ⑧ Buff colour cast stone band course
  - ⑨ Red brickwork soldier course
  - ⑩ Buff colour cast stone surrounding entrance
  - ⑪ Black UPVC rainwater goods



This picture shows more accurately the tree position and confirms it offers no privacy protection



West Elevation  
1:100

All these balconies will overlook our front garden. We feel Juliet balconies would be more appropriate

All these balconies will overlook our rear garden and some will be able to see into our bedroom bay. We feel Juliet balconies would be more appropriate

**McCarthy Stone**  
*Life, well lived*

CLIENT NAME  
McCarthy Stone

PROJECT  
Retirement Living Apartments  
35 Oakfield,  
Sale,  
M33 6NB

TITLE  
Elevations Sheet 2 of 2

DATE	SCALE
November 2022	As indicated @ A1
DRAWN AEM	CHECKED KE
DRAWING NUMBER NQ-2880-3-AC-1006 Elevations Sheet 2 of 2	
REGION A	JOB NUMBER 757.88

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This end of the building is predominantly 2 storey with roof dormer windows and has Juliet balconies. Due to its lower profile and distance from our property it poses little privacy issue. The original plan was for a much higher building but this was rejected at the time by the Planning Office.

Note correct tree position shown here It offers no privacy protection to us

These balconies will overlook our entire front garden from the sides

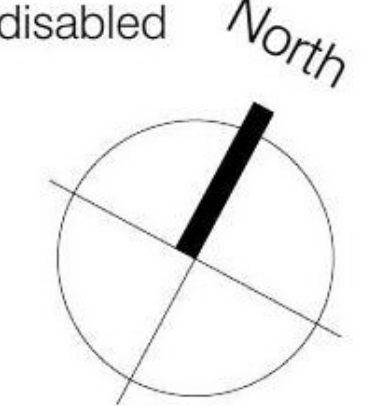
These trees are not as thick as shown They offer some, but not much privacy

These balconies will overlook our entire rear garden and potentially into the bedroom from the sides

NOTES  
The contractor must check all dimensions, levels and services prior to commencement of any work. Box Architects to be notified of any discrepancy. Do not scale from drawing.  
The contractor is responsible for ensuring all works comply with all relevant statutory requirements and British standards, whether or not they are noted on this drawing.  
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Rev Date Details Drawn by Checked by

- - - Outline of existing building
- Retained Existing Wall
- Demolished Existing Wall
- New Wall
- Tree category B 1, 2 or 3
- Tree category C 1, 2 or 3
- Root protection Area
- Tree Trunks
- Retained Trees
- Retained Hedge
- New Hedge
- Removed Hedge

25 Retirement Living Apartments  
14 one bed  
11 two beds  
16 Parking space inc, 1 disabled



0 2 4 6 8 10m  
SCALE 1 : 200

**McCARTHY STONE**  
*Life, well lived*

CLIENT NAME  
McCarthy Stone

PROJECT  
Retirement Living Apartments  
35 Oakfield,  
Sale,  
M33 6NB

TITLE  
Site Plan with Roof

STATUS	Stage 3	SCALE	As indicated @ A1
DATE	November 2022	CHECKED	KE
DRAWN	AEM	CHECKED	KE
DRAWING NUMBER	NO-2860-3-AC-1003	Site Plan with Roof	
REVISION		JOB NUMBER	757.88



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## E. Appendix 5

**From:** Ahmed, Karen  
**Sent:** 6 Apr 2023 15:34:22 +0100  
**To:** Development Management (Planning)  
**Subject:** Consultation Letter for Planning Application Ref: 109745/FUL/22 35 Oakfield Sale

Unfortunately Adult Social Care is unable to fully support the application.

Site is ideal for accessing amenities for elderly with good network links for public travel. Extra Care in that location would have been much more preferable and we would have fully supported it.

The borough has substantial numbers of sheltered accommodation for older people, and in fact here are 62 such provisions in the borough - [Retirement homes & sheltered housing in Trafford, Greater Manchester : HousingCare](#)

The borough lacks sufficient Extra Care to meet the demands of older people as they age.

The supporting literature in terms of cost savings to the Adult Social Care budget are somewhat inflated – they refer to more to Extra Care than sheltered housing and should not be taken into account when considering this application.

The properties are small in size and would not accommodate wheelchair use so they will have limited longevity for people who may acquire mobility issues as they age.

The application will place additional pressure on local primary care, particularly GP services.

Trafford social and health care commissioners would be very willing to talk to the developers about developing an Extra Care scheme on the site.

Kind Regards

Karen Ahmed  
Director of All Age Commissioning  
Integrated Commissioning Directorate  
Trafford Council  
Trafford Town Hall  
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Stretford  
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