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Ms D Harrison
Planning Department
Trafford Metropolitan Borough Council
Trafford Town Hall,
Talbot Road,
Stretford,
M32 0TH

20 March 2020

62261726.21950015

Dear Debra

FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD

On behalf of our client Accrue (Forum) 1 LLP, we enclose an outline planning application for the following development:

*The demolition of existing retail unit and associated structures;
erection of buildings for a mix of use including: 333 apartments
(use class C3) and communal spaces ancillary to the residential
use; flexible space for use classes A1, A3, D1 and/or D2;
undercroft car parking; new public realm; and associated
engineering works and infrastructure*

This planning application was submitted yesterday via the Planning Portal and was given the reference PP-08583922.

Alongside this covering letter, we enclose a CD containing the following information:

- A copy of the planning application forms and Certificate A;
- Plans (prepared by O'Connell East Architects), including:
 1. Site Location Plan (Ref: 1664_PL_100);
 2. Site Plan – please see Level 0 Plan (Ref: 1664_PL_102);
 3. Level -1 Plan (Ref: 1664_PL_101);
 4. Level 0 Plan (Ref: 1664_PL_102);
 5. Level 1 Plan (Ref: 1664_PL_103);
 6. Level 2 Plan (Ref: 1664_PL_104);
 7. Level 3 Plan (Ref: 1664_PL_105);
 8. Level 4 Plan (Ref: 1664_PL_106);
 9. Level 5 Plan (Ref: 1664_PL_107);
 10. Level 6 Plan (Ref: 1664_PL_108);
 11. Level 7 Plan (Ref: 1664_PL_109);
 12. Level 8 Plan (Ref: 1664_PL_110);
 13. Level 9 Roof Plan (Ref: 1664_PL_111);

- 14.S-W Elevation Plan (Ref: 1664_PL_200);
- 15.N-W Elevation Plan (Ref: 1664_PL_201);
- 16.N-E Elevation Plan (Ref: 1664_PL_202);
- 17.S-E Elevation Plan (Ref: 1664_PL_203);
- 18.Courtyard Section AA (Ref: 1664_PL_221);
- 19.Courtyard Section BB (Ref: 1664_PL_222);
- 20.Courtyard Section CC (Ref: 1664_PL_222);

- Plans prepared by Peter Rathbone Partnership, including:
 1. Existing building, rear elevation (Ref: M705.06A);
 2. Existing building, side and front elevation (Ref: M705.05A);
 3. Existing building, alterations plan (Ref: M705.04A);
- Plans prepared by Plowman Craven, including:
 1. Existing building, ground floor plan (Ref: 28900-45_01-AG);
- Planning Statement (WSP | Indigo);
- Design and Access Statement (O'Connell East Architects);
- Heritage Statement (WSP | Indigo);
- Crime Impact Statement (Design for Security);
- Wind microclimate report (WSP);
- Air Quality Assessment (REC);
- Air Quality Note (REC);
- Noise and Vibration Impact Assessment (Holtz Acoustics);
- Carbon Budget Statement (Paragon);
- Phase 1 Environmental Risk Assessment (Paragon);
- Arboricultural Impact Assessment (TEP);
- Ecological Assessment (TEP);
- Flood Risk Assessment and Drainage Strategy (Waterco);
- Transport Assessment (Vectos);
- Travel Plan (Vectos);
- Landscape and Townscape VIA (TPM);
- Landscape Design Sketch Book (TPM);

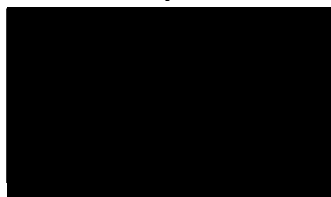


- Daylight and Sunlight Assessment (AA Projects);
- Statement of Community Engagement (Lexington);
- Affordable Housing Statement (WSP | Indigo);
- Education and Health Capacity Assessment (WSP | Indigo);
- CIL Form (WSP | Indigo); and
- Planning Obligations Draft Heads of Terms (WSP | Indigo).

This planning application is a resubmission of planning application reference: 94974/OUT/18 which was refused on 29 March 2019. This application therefore benefits from a “free go”, whereby an application can be submitted within 12 months without paying a fee.

We look forward to receiving confirmation that the application is valid. If you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely



Matthew Hard

Enc: As listed above

Planning & Development
Trafford Town Hall,
Talbot Road, Stretford
M32 0TH



Office Use Only

App No:.....
Rec Date:.....
Amount:..... Cash
Cheque No:.....
Receipt No:.....

0161 912 3149
development.management@trafford.gov.uk

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Payne"/>
Company name	<input type="text" value="WSP Indigo"/>
Address line 1	<input type="text" value="8 First Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester"/>
Country	<input type="text"/>
Postcode	<input type="text" value="M15 4GU"/>
Primary number	<input type="text" value="01618366910"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="hannah.payne@indigoplanning.com"/>

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure

Has the work already been started without planning permission?

Yes No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

1.00

Unit

Hectares

6. Existing Use

Please describe the current use of the site

vacant retail unit

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

B&Q retail unit

When did this use end
(if known)?
DD/MM/YYYY

29/01/2016

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

please refer to accompanying plans

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	98	98

9. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

9. Materials

Walls	
Description of existing materials and finishes (optional):	please see supporting plans
Description of proposed materials and finishes:	please see supporting plans

Roof	
Description of existing materials and finishes (optional):	please see supporting plans
Description of proposed materials and finishes:	please see supporting plans

Windows	
Description of existing materials and finishes (optional):	please see supporting plans
Description of proposed materials and finishes:	please see supporting plans

Doors	
Description of existing materials and finishes (optional):	please see supporting plans
Description of proposed materials and finishes:	please see supporting plans

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

please see supporting plans and design and access statement

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

please see supporting plans and Flood Risk Assessment and Drainage Statement

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

11. Assessment of Flood Risk

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

please see supporting plans

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

please see supporting plans

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;

15. Residential/Dwelling Units

2. Download and complete this supplementary information template (PDF);

3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	110	190	33	0	0	333
Total	110	190	33	0	0	333

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Total proposed residential units

333

Total existing residential units

0

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add floorspace details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	3000	3000	0	-3000
Other	0	0	324	324
Total	3000	3000	324	-2676

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

 Yes No**19. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

 Yes No**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website****20. Hazardous Substances**

Does the proposal involve the use or storage of any hazardous substances?

 Yes No**21. Trade Effluent**

Does the proposal involve the need to dispose of trade effluents or trade waste?

 Yes No**22. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

 Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

 Yes No**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):****Officer name:**Title First name Surname Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Payne"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="19/03/2020"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)