

**Appendix 3.1 - Invalid
letter (3 April 2020)**



**TRAFFORD
COUNCIL**

Miss Hannah Payne
WSP Indigo
8 First Street
Manchester
M15 4GU

Trafford Council
Planning and Development
Trafford Town Hall, Talbot Road
Stretford, M32 0TH
Email:
Telephone:
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Date: 3 April 2020

Dear Miss Payne

TOWN AND COUNTRY PLANNING ACTS

**APPLICATION ID
PROPOSAL**

100400/OUT/20

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

LOCATION

Former B&Q Site , Great Stone Road, Stretford, M32 0YP

Thank you for submitting the above planning application which was received on 20 March 2020. We are currently unable to process the application as information is required to make the application valid.

1 The proposed development does not propose a policy compliant level of affordable housing at 5%. As was previously established during the validation and course of 94947/OUT/18, the nature of the proposed development is such that, in viability terms, it will perform differently to generic development within the Old Trafford Market Location. Therefore the application must be supported by a Viability Appraisal which complies with the requirements of Appendix 1 of SPD1.

2 As the proposed development proposes a lower proportion of affordable housing than required by Policy L2, detailed justification should be provided to support the proposal within the Affordable Housing Statement (AHS). The AHS is also required to include plans showing the location of affordable housing units and details of how the affordable housing units are to be managed and, where this involves an RSL, their details.

3 It is not considered that the application qualifies for a fee exemption as the character and description of development is different to that of the previously refused scheme.

Furthermore, it is not considered that the application was received as a valid application and the 12 month period for a 'free go' has expired.

If you originally submitted your application through the Planning Portal, it is not necessary to submit amendments/additional documents through the portal. If you do send them via the Portal it creates problems in our back office system as we receive duplicates of all of your original documents in addition to the new ones. Instead, please e-mail documents directly to validation@trafford.gov.uk.

If you can forward the information for my attention after complying with the matters referred to by **17 April 2020**, I shall be able to commence the processing of the application. If we have not received the required information by this date we will return the application documentation to you in order for you to make your application complete. Upon receipt of the complete application we will continue to process your application.

If we return your application and you subsequently decide to withdraw it, please contact us and we will arrange to return your fee with the deduction as mentioned in this letter.

The eight week statutory period within which a decision on a planning application is made begins with the receipt of a valid and complete application accompanied by the correct fee. If the fee is paid by cheque and the cheque is subsequently dishonoured, the eight-week period will cease to run until the authority is satisfied that it has received the money due. If you withdraw the application prior to registration, a refund of any fees paid will be made with a deduction of a £30.50 administration fee.

If you have any questions regarding the requirements for your application or if you require more time to submit the necessary details please contact me as soon as possible.

Yours sincerely