

For official use only (date received): 28/08/2020 17:41:07

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/Q4245/W/20/3258552**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method

Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes  No

Name

Company/Group Name

Address

Phone number

Email

Your reference

Preferred contact method

Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application	16/04/2020		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

Address	Former B&Q Great Stone Road Old Trafford Trafford M32 0YP
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Is the appeal site within a Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

Please describe the health and safety issues

The site is surrounded by security fencing. The building is in a slightly run-down state.

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Please enter details of the proposed development. This should normally be taken from the planning application form.

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

Area (in hectares) of the whole appeal site [e.g. 1234.56]	1 hectare(s)
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Area of floor space of proposed development (in square metres)	29786 sq metre(s)
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Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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#### F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.

4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

### G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations
2. Hearing
3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

[see 'Appeal Documents' section](#)

(a) How many witnesses do you intend to call?

6

(b) How long do they need to give their evidence?

4-6 days depending on the LPA's putative reasons for refusal

(c) How long do you estimate the inquiry will last?

8 day(s)

### H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case?

Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes  No

(b) Have you made a costs application with this appeal?

Yes  No

### I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days**

before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

### I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding.
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

### K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

### L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of**

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

### M. NOW SEND

#### Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	CHOICE OF PROCEDURE
<b>Document Description:</b>	Document containing detailed reasons why an inquiry is necessary.
<b>File name:</b>	let-MH-PINS-28.08.20-requestforinquiry.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Rep-HP-28.08.20-SoC..pdf
<b>File name:</b>	Statement of Case - Appendix 2 - Sport England..pdf
<b>File name:</b>	Statement of Case - Appendix 3 - Draft Land Allocation DPD..pdf
<b>File name:</b>	Statement of Case - Appendix 1 - LCCC objection..pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	ApplicationForm.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	20200629 Formal validation letter.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	1664_PL_001_A - Location Plan March 2020 A3.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	Planning Statement 19 March 2020 (A4).pdf
<b>File name:</b>	Design Access Statement 19 March 2020 (A3) RED.pdf
<b>File name:</b>	Heritage Statement 19 March 2020 (A4).pdf
<b>File name:</b>	Great Stone Road Acoustic Design Statement and Plant Noise Limit Report_RevisedScheme.pdf
<b>File name:</b>	Affordable Housing Statement (19 March 2020) (A4).pdf
<b>File name:</b>	Air Quality Note (March 2020) (A4).pdf
<b>File name:</b>	180629 154105 - AQ104548r2 - Great Stone Road, Old Trafford - Air Quality Assessment_1.0(v1).pdf
<b>File name:</b>	Carbon Budget Statement (19 March 2020) (A4).pdf
<b>File name:</b>	CIL Form (19 March 2020) (A4).pdf
<b>File name:</b>	Crime Impact Statement 19 March 2020 (A4).pdf
<b>File name:</b>	Daylight Sunlight Report 19 March 2020 (A4).RED.pdf

<b>File name:</b>	6370.01.003 Former B&Q, Great Stone Road - Arboricultural Impact Assessm....pdf
<b>File name:</b>	6370.02.001 Great Stone Road Ecological Assessment (Version 2.0, March 2....pdf
<b>File name:</b>	Education and health capacity assessment 19 March 2020 (A4).pdf
<b>File name:</b>	STRETFORD, Great Stone Road - Phase 1 Environmental Risk Assessment FINAL.pdf
<b>File name:</b>	FRA and Drainage Strategy 19 March 2020 (A4)RED..pdf
<b>File name:</b>	Draft Heads of terms 19 March 2020 (A4).pdf
<b>File name:</b>	Landscape Design Sketch Book 19 March 2020 (A4).pdf
<b>File name:</b>	LVIA 19 March 2020 (A4).pdf
<b>File name:</b>	Statement of Community Involvement March 2020 A4.pdf
<b>File name:</b>	Transport Assessment March 2020 A4.pdf
<b>File name:</b>	Travel Plan March 2020 A4.pdf
<b>File name:</b>	Wind Microclimate report March 2020 A4.pdf
<b>File name:</b>	1664_PL_001_A - Location Plan March 2020 A3.pdf
<b>File name:</b>	1664_PL_101 - Level -1 Plan 11 March A0.pdf
<b>File name:</b>	1664_PL_102 - Level 0 Plan 4 March A0.pdf
<b>File name:</b>	1664_PL_104 - Level 2 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_105 - Level 3 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_103 - Level 1 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_107 - Level 5 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_109 - Level 7 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_111 - Level 9 Roof Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_110 - Level 8 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_108 - Level 6 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_106 - Level 4 Plan March 2020 (A0).pdf
<b>File name:</b>	1664_PL_221 - Courtyard Section AA March 2020 (A0).pdf
<b>File name:</b>	28900_45_01_AG - Existing Buildings with dimensions May 2013.pdf
<b>File name:</b>	1664_PL_222 - Coutyard Section BB March 2020 (A0).pdf
<b>File name:</b>	1664_PL_201 - N-W Elevation March 2020 (A1).pdf
<b>File name:</b>	1664_PL_200 - S-W Elevation March 2020 (A1).pdf
<b>File name:</b>	1664_PL_202 - N-E Elevation March 2020 (A1).pdf
<b>File name:</b>	1664_PL_203 - S-E Elevation March 2020 (A1).pdf
<b>File name:</b>	1664_PL_223 - Courtyard Section CC March 2020 (A0).pdf
<b>File name:</b>	Existing Building Sections March 2020.pdf
<b>File name:</b>	20200319 Cover letter.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	let-MH.PINS-28.08.20-coverlettertoPINS.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	List of documents under consideration at time of appeal.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
<b>File name:</b>	Cover Letter to LPA 14 April 2020 (A4).pdf
<b>File name:</b>	Affordable Housing Plan Level 0- April A0.pdf
<b>File name:</b>	Affordable Housing Statement revised April (A4).pdf
<b>File name:</b>	Planning Statement Revised 14 April (A4).pdf
<b>File name:</b>	Affordable Housing Plan Level 2- April A0.pdf
<b>File name:</b>	Affordable Housing Plan Level 1- April A0.pdf
<b>File name:</b>	Viability cover letter 20 June 2020 (A4).pdf



<b>File name:</b>	Viability Assessment 20 June 2020 (A4).pdf
<b>File name:</b>	Education and health capacity assessment Revised (15 July) A4.pdf
<b>File name:</b>	1664_PL_101_B - Level -1 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_002_B - Site Plan (23 July 20) (A1).pdf
<b>File name:</b>	1664_PL_104_B - Level 2 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_102_B - Level 0 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_109_B - Level 7 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_108_B - Level 6 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_106_B - Level 4 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_103_B - Level 1 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_111_B - Level 9 Roof Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_107_B - Level 5 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_110_B - Level 8 Plan (23 July 20) (A0).pdf
<b>File name:</b>	1664_PL_105_B - Level 3 Plan (23 July 20) (A0).pdf
<b>File name:</b>	Sun Study (5 August) (A1).pdf
<b>File name:</b>	Level -1 Plan with road widths (A0).pdf
<b>File name:</b>	TA Addendum Note (Aug 2020) (A4).pdf
<b>File name:</b>	1664_PL_101C - Level -1 Plan August 2020 (A0).pdf
<b>File name:</b>	1664_PL_500 - Schedules August 2020 (A0).pdf
<b>File name:</b>	1664_PL_102 - Level 0 Plan August 2020 (A0).pdf
<b>File name:</b>	cricket pitch view 1 temp stand.jpg
<b>File name:</b>	cricket pitch view 2 temp stand.jpg
<b>File name:</b>	cricket pitch view 2.jpg
<b>File name:</b>	cricket pitch view 1.jpg
<b>File name:</b>	1664_PL_115 - materials plan August 2020 (A0).pdf
<b>File name:</b>	LVIA Report Revised (26 August).pdf
<b>File name:</b>	1664_PL_115 Featurebrickpanelteracottabaguette.pdf
<b>File name:</b>	1664_PL_117 - Raked panel detail.pdf
<b>File name:</b>	1664_PL_118 - Set back balcony elevation detail.pdf
<b>File name:</b>	1664_PL_116 - Brick Feature panel details.pdf
<b>File name:</b>	SK_004-Materials.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
<b>File name:</b>	let-MH.PINS-28.08.20-coverlettertoPINS.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	Design Access Statement 19 March 2020 (A3) RED.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	08. A copy of a draft statement of common ground.
<b>File name:</b>	Statement of CG - Appendix 1 - Location Plan..pdf
<b>File name:</b>	rep-VW-28.08.20-statement of common ground (submission draft).pdf
<b>File name:</b>	Statement of CG - Appendix 2 - OUTLINE_REFUSAL_NOTICE..pdf
<b>File name:</b>	Statement of CG - Appendix 3 - Composite-Policies-Map-Grid-3..pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
<b>File name:</b>	EIA screening reportAppendix C site location plan (A4).pdf
<b>File name:</b>	EIA screening report Appendix B original screening opinion (A4).pdf
<b>File name:</b>	EIA screening report Appendix A original screening request (A4).pdf
<b>File name:</b>	rep-MH-13.08.20-EIAScreeningreport v2 (A4).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.b. A list of all plans and drawings (stating drawing numbers) submitted

	but not previously seen by the LPA.
<b>File name:</b>	let-MH.PINS-28.08.20-coverlettertoPINS.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
<b>File name:</b>	Correspondence 1.zip
<b>File name:</b>	Correspondence 3.zip
<b>File name:</b>	Correspondence 4.zip
<b>File name:</b>	Correspondence 5.zip
<b>File name:</b>	Corrspondence 2.zip
<b>Completed by</b>	MR MATTHEW HARD
<b>Date</b>	28/08/2020 17:45:19