



Planning Inspectorate
 Temple Quay House
 2 The Square
 Bristol
 BS1 6PN

Our Ref: 62261726.

28 August 2020

VIA APPEALS PORTAL

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
 APPEAL UNDER SECTION 78
 100400/OUT/20 GREAT STONE ROAD, TRAFFORD**

We write as agents for Accrue (Forum) 1 LLP, who has applied to Trafford Council (the LPA) for planning permission 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.

Further to our recent correspondence submitting a Notice of Intent to Appeal on 10 August 2020, we now write to confirm that an appeal has been submitted today via the Appeals Casework Portal.

As part of the submission we have provided the following documents:

- A copy of the original application form and certificate sent to the LPA (dated 19.03.20);
- A copy of the LPA's letter which acknowledged the application (dated 29.06.20);
- Site Location Plan (Ref: 1664_PL_001-A);
- A copy of the original application submission:
 - Cover letter;
 - 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);
- Planning Obligations Draft Heads of Terms (WSP | Indigo);
- Site Location Plan (Ref: 1664_PL_001_A);
- Site Plan – Level 0 Plan (Ref: 1664_PL_102);
- Level -1 Plan (Ref: 1664_PL_101);
- Level 1 Plan (Ref: 1664_PL_103);
- Level 2 Plan (Ref: 1664_PL_104);
- Level 3 Plan (Ref: 1664_PL_105);
- Level 4 Plan (Ref: 1664_PL_106);
- Level 5 Plan (Ref: 1664_PL_107);
- Level 6 Plan (Ref: 1664_PL_108);
- Level 7 Plan (Ref: 1664_PL_109);
- Level 8 Plan (Ref: 1664_PL_110);
- Level 9 Roof Plan (Ref: 1664_PL_111);
- S-W Elevation Plan (Ref: 1664_PL_200);
- N-W Elevation Plan (Ref: 1664_PL_201);
- N-E Elevation Plan (Ref: 1664_PL_202);
- S-E Elevation Plan (Ref: 1664_PL_203);
- Courtyard Section AA (Ref: 1664_PL_221);
- Courtyard Section BB (Ref: 1664_PL_222);
- Courtyard Section CC (Ref: 1664_PL_223);
- Existing building sections file, including: Existing building, rear elevation (Ref: M705.06A); Existing building, side and front elevation (Ref: M705.05A); Existing building, alterations plan (Ref: M705.04A);
- Existing building, ground floor plan (Ref: 28900-45_01-AG);
- Plans, drawings and documents which did not form part of the original application:
 - Cover Letter to LPA (submitted 14 April 2020)
 - Revised Affordable Housing Statement (submitted 14 April 2020)
 - Revised Planning Statement (submitted 14 April 2020)
 - Affordable Housing Plan Level 0 (submitted 14 April 2020)
 - Affordable Housing Plan Level 1 (submitted 14 April 2020)
 - Affordable Housing Plan Level 2 (submitted 14 April 2020)
 - Viability assessment (submitted 20 June 2020)
 - Cover letter (submitted 20 June 2020)
 - Revised Education and Health Capacity Assessment (submitted 15 July 2020)
 - Site Plan (1664_PL_002_B) (submitted 23 July 2020)
 - Level -1 Plan (1664_PL_101_B) (submitted 23 July 2020)
 - Level 0 Plan (1664_PL_102_B) (submitted 23 July 2020)
 - Level 1 Plan (1664_PL_103_B) (submitted 23 July 2020)
 - Level 2 Plan (1664_PL_104_B) (submitted 23 July 2020)
 - Level 3 Plan (1664_PL_105_B) (submitted 23 July 2020)
 - Level 4 Plan (1664_PL_106_B) (submitted 23 July 2020)
 - Level 5 Plan (1664_PL_107_B) (submitted 23 July 2020)
 - Level 6 Plan (1664_PL_108_B) (submitted 23 July 2020)
 - Level 7 Plan (1664_PL_109_B) (submitted 23 July 2020)
 - Level 8 Plan (1664_PL_110_B) (submitted 23 July 2020)
 - Level 9 Roof Plan (1664_PL_111_B) (submitted 23 July 2020)
 - Sun Study (1664_PL_112) (submitted 5 August);
 - Level -1 Plan (1664_PL_101_B) marked up with road widths (submitted 6 August 2020)
 - Transport Addendum Note
 - Eight Sun Study Videos (submitted 24 August 2020) – **We understand that MP4 files are not a supported format on the appeals portal, however so as to not**



prejudice the appeal these files have been provided on a CD posted to the Planning Inspectorate

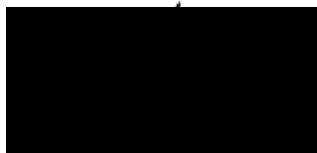
- Level -1 Plan (1664_PL_101_C) (submitted 26 August 2020)
- Level 0 Plan (1664_PL_102_C) (submitted 26 August 2020)
- Feature Brick and terracotta baguette details (1664_PL_115) (submitted 26 August 2020)
- Schedules (1664_PL_500) (submitted 26 August 2020)
- Cricket Pitch view 1 (submitted 26 August 2020)
- Cricket Pitch view 1 with temporary stand (submitted 26 August 2020)
- Cricket Pitch view 2 (submitted 26 August 2020)
- Cricket Pitch view 2 with temporary stand (submitted 26 August 2020)
- Revised LVIA (submitted 26 August 2020)
- Set Back Balcony Elevation detail (1664_PL_118) (Submitted 28 August 2020)
- Raked Panel Detail (1664_PL_117) (Submitted 28 August 2020)
- Brick Feature Panel detail (1664_PL_116) (Submitted 28 August 2020)
- Materials (SK_004) (submitted 28 August 2020)
- Draft Statement of Common Ground
- SoCG Appendix 1
- SoCG Appendix 2
- SoCG Appendix 3
- Additional plans, drawings or documents relating to the application but not previously seen by the LPA:
 - EIA screening report;
 - EIA screening report Appendix A original screening request;
 - EIA screening report Appendix B original screening opinion;
 - EIA screening report Appendix C site location plan;
- Five zip files marked Correspondence 1 to Correspondence 5 including the following correspondence with the LPA:
 - Email chain between LPA and WSP (dated 26.03.20 – 01.04.20)
 - Email from LPA to Accrue Capital (dated 25.06.20)
 - Email from LPA to WSP regarding site notices (dated 30.06.20)
 - Email from WSP to LPA regarding viability (dated 30.06.20)
 - Letter from WSP to LPA (dated 30.06.20)
 - Email from LPA to WSP regarding CCG comments (dated 07.07.20)
 - Email from WSP to LPA regarding Education and health (dated 15.07.20)
 - Email from LPA to WAP regarding statutory consultation feedback (dated 16.07.20)
 - Email from WSP to LPA regarding TfGM feedback (dated 16.07.20)
 - Email from WSP to LPA regarding TfGM feedback (dated 22.07.20)
 - Email chain between LPA and WSP regarding consultation feedback (dated 07.07.20 - 23.07.20)
 - Email from LPA to WSP regarding consultation feedback (dated 28.07.20)
 - Email from LPA to WSP regarding TfGM feedback (dated 28.07.20)
 - Email from LPA to WSP regarding LHA and Waste feedback (dated 29.07.20)
 - Email chain between WSP and LPA regarding Waste feedback (dated 31.07.20)
 - Email from LPA to WSP regarding Sport England feedback (dated 03.08.20)
 - Email from WSP to LPA regarding Sport England feedback (dated 05.08.20)
 - Email from WSP to LPA regarding Waste feedback (dated 28.07.20 – 06.08.20)
 - Email from WSP to LPA regarding Transport Assessment addendum (dated 10.08.20)
 - Email from WSP to PINS and LPA (dated 10.08.20)
 - Email from LPA to WSP (dated 20.08.20)
 - Email from LPA to PINS and WSP (dated 21.08.20)
 - Email from WSP to LPA regarding Sports England feedback (dated 24.08.20)
 - Email chain between LPA and WSP (dated 24.08.20 - 25.08.20)
 - Email chain between LPA and WSP (dated 21.08.20 - 26.08.20)
- Appellant's Statement of Case;
- SoC Appendix 1
- SoC Appendix 2



- SoC Appendix 3
- Letter to PINS regarding appeal procedure; and
- List of documents that was in front of the LPA at the time of the appeal.

We trust you have everything required at this stage to validate the appeal, however please do contact me should you have any questions.

Yours faithfully



Matthew Hard
Associate Director

Cc : Trafford Council
Cc : Guy Pearson-Gregory