

**Appendix 3.7 - Email from
TMBC to WSP (29 Sept 2020)
regarding courtyard
elevation drawings**

Welch, Victoria

From: Harrison, Debra [REDACTED]
Sent: 29 September 2020 18:11
To: Hard, Matt
Cc: Payne, Hannah; Welch, Victoria; Hann, Doug; 'Aleks Hayward'; 'Paul O'Connell'; [REDACTED]; 'Guy Pearson-Gregory' [REDACTED]
Subject: RE: 100400/OUT/20 - description of development, courtyard sections and accessibility

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matthew,

Thank you for sending through the different bundles of information today.

Just with regard to the courtyard sections, I already had copies of these. What I require is the elevations for each façade of both courtyards. Please can these be provided?

I'll get back to you on the other points once I've had a chance to fully review them.

Kind regards

Debra

Debra Harrison
Major Planning Projects Officer

Planning and Development
 Place Directorate
 Trafford Council – Trafford Town Hall – Talbot Road – Stretford – M32 0TH
 T (Direct Dial): [REDACTED]
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From: Hard, Matt [REDACTED]
Sent: 29 September 2020 11:59
To: Harrison, Debra [REDACTED]
Cc: Payne, Hannah [REDACTED]; Welch, Victoria [REDACTED]; Hann, Doug [REDACTED]; Aleks Hayward [REDACTED]; Paul O'Connell [REDACTED]; Guy Pearson-Gregory [REDACTED] <guy.pearson- [REDACTED]>
Subject: 100400/OUT/20 - description of development, courtyard sections and accessibility

Debra

Good to catch up earlier.

1. You asked about the description of development and whether we agree to the amendment.

"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 space ancillary to the residential use; flexible space for use class E (a), (b),

(c), (d), (e) and class F.2 (b); undercroft car parking; new public realm; and associated engineering works and infrastructure.”

Our understanding of the Regulations is that a change to the description of development to reflect the new use classes should not be required for this application. Regulation 3 Paragraph 4 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, states that if a ‘relevant planning application’ was submitted before 1 September 2020 (commencement of the material period), and refers to the old use classes then the application must be determined by the local authority using the old use classes rather than the new ones.

2. You have requested courtyard elevations.

Please see attached plans 1664_PL-221, 222 and 223.

3. You have asked for more detail on accessibility between levels.

Please see report attached.

I will send an update on highways shortly.

Kind regards

Matthew Hard BA(Hons) MSc MRTPI

Associate Director

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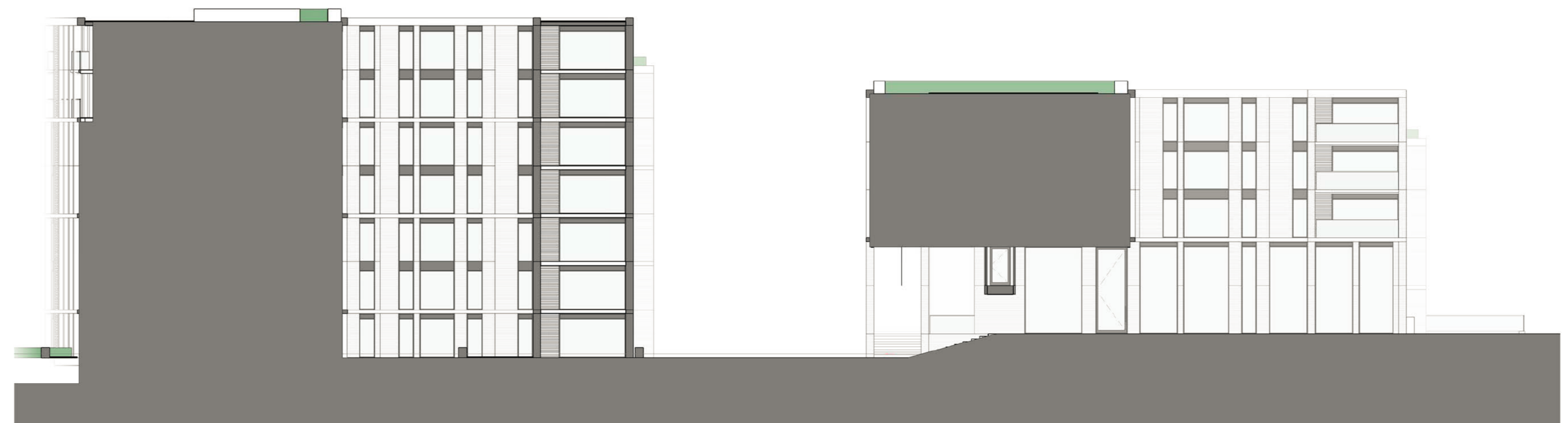
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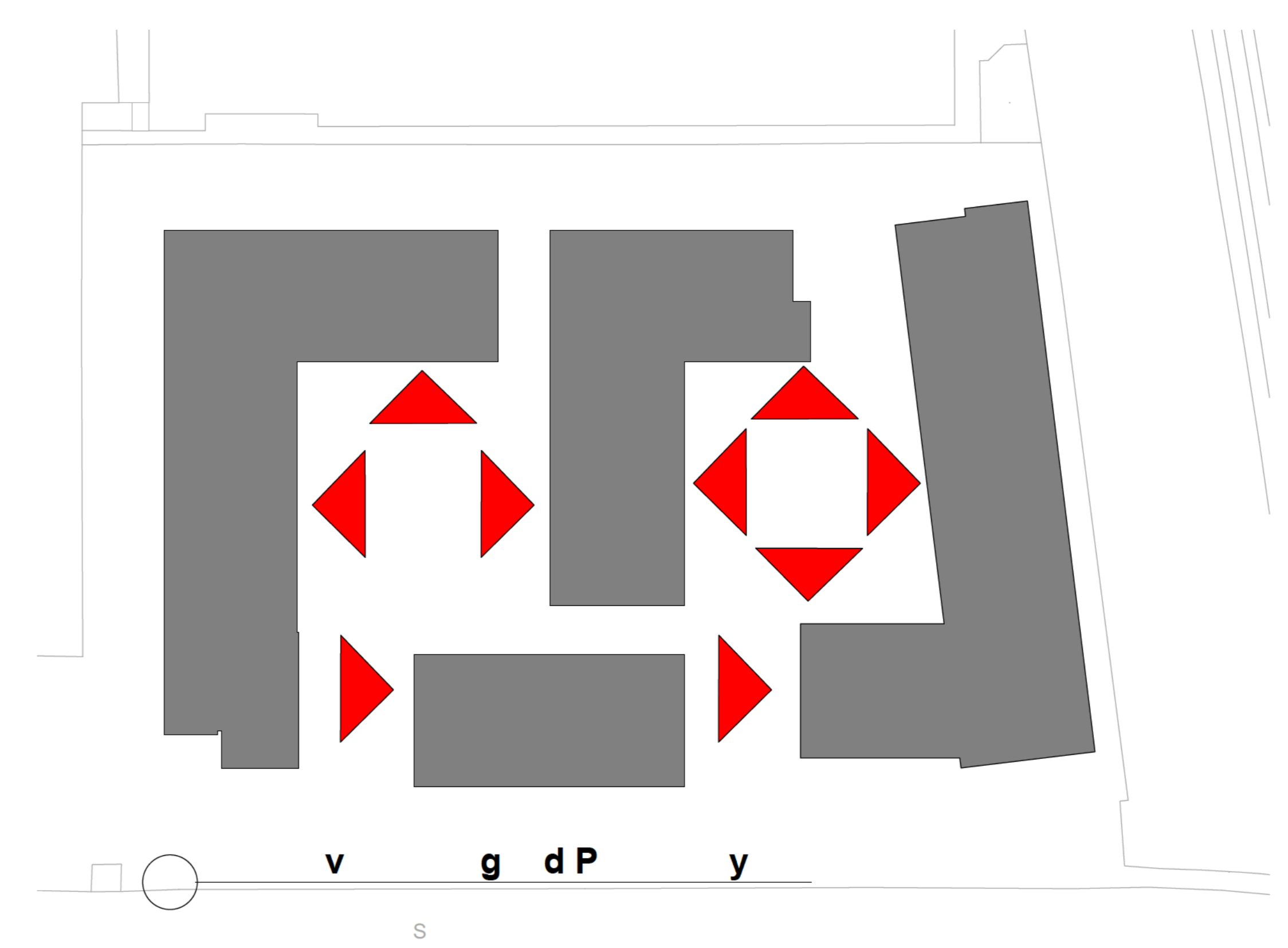
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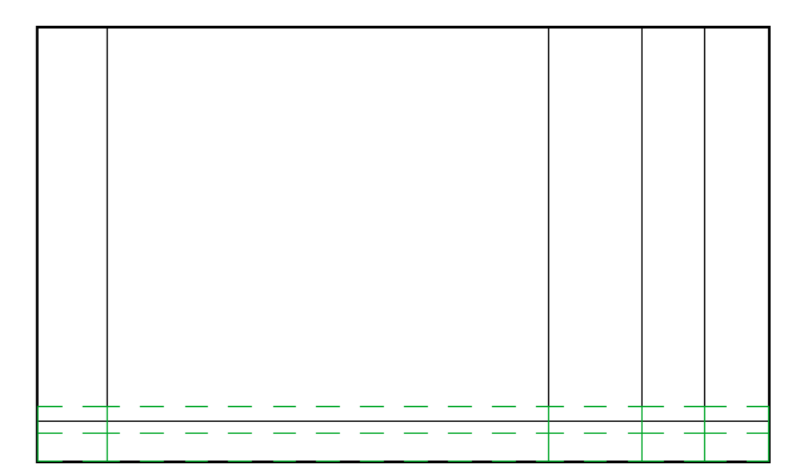
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