

**Appendix 12.2 - Email
from LPA to WSP (25 June
2020) confirming
validation**

Welch, Victoria

From: Guy Pearson-Gregory [REDACTED]
Sent: 30 June 2020 12:02
To: Hard, Matt
Subject: FW: 100400/OUT/20 - Former B&Q, Old Trafford

From: Harrison, Debra [REDACTED]
Sent: 25 June 2020 10:26
To: Guy Pearson-Gregory [REDACTED] >
Cc: Todd, Sara (Chief Executive) [REDACTED]; Western, Andrew [REDACTED]; Coley, Rebecca [REDACTED] >; Stephen Webster [REDACTED] >; Giles Patterson [REDACTED] >
Subject: 100400/OUT/20 - Former B&Q, Old Trafford

Dear Guy,

Following on from your email and Counsel advice note received on the 1st June in relation to the validation of the application for development at the former B&Q site, we have, as you are aware, since sought our own Counsel advice on this matter.

Following receipt of Counsel advice we are able to confirm that planning application 100400/OUT/20 can be validated without the submission of a site specific viability appraisal. In accordance with the Counsel advice received, we will however be seeking advice from an independent viability expert to establish whether it is considered that the proposed development would 'perform differently' to generic developments that have come forward in the Old Trafford Market Area. If the advice received confirms that the proposed development would 'perform differently', the LPA would at that point request that a site specific viability appraisal is submitted for consideration as part of this application to determine whether the provision of more than 10% affordable housing (up to a maximum of 40%) is viable as part of this development.

The application will be given a validation date of 16th April as this is when the fee and other elements of outstanding supporting information were received by the LPA. This validation date results in a determination date of the 16th July, which is clearly not achievable. Therefore, I consider it would be beneficial for both parties to agree an extension of time for the determination of this application now and propose an extension until 24 September 2020. Please can you advise by return of email whether you agree to this proposed extension of time for the determination of application 100400/OUT/20?

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 [REDACTED]
 T (Planning General Enquiry Line): 0161 912 3149
 F: 0161 912 3128
 E [REDACTED]

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