



Former B&Q, Great Stone Road

**SOCG - ACCRUE (FORUM) 1 LLP
AND LANCASHIRE CCC**

APP/Q4245/W/20/3258552



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TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. SOCG APPELLANT/LCCC

OUR REF. NO. APP/Q4245/W/20/3258552

DATE: DECEMBER 2021



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WSP

8 First Street
Manchester
M15 4RP

Phone: +44 161 200 5000

WSP.com



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INTRODUCTION





1 INTRODUCTION

- 1.1.1. This is a Statement of Common Ground (SoCG) agreed between Accrue (Forum) 1 LLP (“the Appellant”) and Lancashire County Cricket Club (“LCCC”).
- 1.1.2. It has been prepared in respect of an appeal against the Council’s non-determination of the Appellant’s application for outline planning permission (Ref: 100400/OUT/20) for a residential-led mixed use scheme at the former B&Q store on Great Stone Road, Stretford (“the Site”).
- 1.1.3. This SoCG sets out relevant factual information about the proposed development and LCCC as the adjoining landowner, in addition to identifying matters agreed and those in dispute between the Appellant and LCCC. Its purpose is to facilitate the narrowing of issues in dispute and the preparation of evidence.
- 1.1.4. Matters which are agreed are set out in Section 2 of this statement. Matters which have not been agreed are outlined in Section 3. These matters will be considered further between the parties and if further agreement can be reached, addenda to this SoCG will be prepared.

Signed 

Date 1 December 2021

WSP (on behalf of Accrue (Forum) 1 LLP)

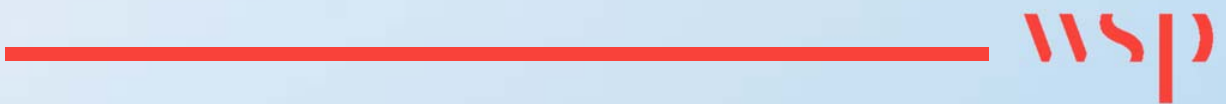
Signed 

Date 1 December 2021

Hill Dickinson (on behalf of LCCC)

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MATTERS AGREED





2 MATTERS AGREED

LCCC / EMIRATES OLD TRAFFORD

- 2.1.1. Emirates Old Trafford (“EOT”) is the home of LCCC and has been since 1864. The original cricket pavilion was built in 1895.
- 2.1.2. Since 2009, LCCC has undertaken extensive redevelopment/regeneration of EOT to underpin its role as an international sporting venue.
- 2.1.3. EOT hosts the following cricket:-
- International cricket including five day Test Matches, One Day Limited Overs Matches and T20 Matches;
 - County cricket/first-class cricket, again including various formats;
- 2.1.4. In addition to hosting cricket matches, EOT is also home to LCCC/Manchester Originals which involves use of EOT and the training facilities.
- 2.1.5. In addition to its function as a sporting venue, LCCC is also entitled to hold up to 7 music concerts each year. These are controlled by a licence granted by the Council.
- 2.1.6. EOT also operates as a conference centre and is used for conferences/events.

APPEAL SITE PLANNING HISTORY

- 2.1.7. The planning history of the Site available to access on the Council’s online records, dates back to 1974.
- 2.1.8. On 15 November 1978 planning permission was granted for the use of the Site as a B&Q (ref: H/04717), prior to that the building on the Site had been in use as the Hardrock concert venue. Planning permission H/04717 included a condition restricting the use of the of the site to a “Do-it-Yourself Homes and Garden centre for the supply of home and garden maintenance and improvement materials and for no other purpose (including any other purpose in Class 1 of the Schedule to the Town and Country Planning (Use Classes) Order 1972)”
- 2.1.9. Various applications for external alterations to the building and its ground were granted between 1979 and 2003 including new pedestrian access arrangements (Ref: H/17007) and the erection of perimeter fencing (ref: H/56699).
- 2.1.10. Prior approval was granted on 8 June 2017 for the demolition of all buildings including the vacant unit (91337/DEM/17).
- 2.1.11. A Request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for up to 450 residential apartments (up to 13 storeys in height) was submitted to Trafford Council on 5 April 2018 (Ref: 94209/EIASCR/18). The Screening Response was received from the Head of Planning and Development on 26 April 2018 which confirmed that an Environmental Impact Assessment was not required.
- 2.1.12. On 27 June 2018, the Appellant submitted an outline planning application (94974/OUT/18) for:



“Demolition of existing retail unit and associated structures; erection of a building ranging in height from 5 to 13 storeys for a mix of uses including: 433 apartments (use class C3) and communal spaces ancillary to the residential use; flexible spaces for use classes A1, A3, B1, D1, and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure. Consent is sought for access, appearance, layout and scale with all other matters reserved.”

2.1.13. This application was refused.

THE APPEAL SCHEME

2.1.14. The application subject of this appeal was submitted to the Council on 20 March 2020.

2.1.15. The description of development proposed pursuant to the Scheme is as follows:

“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.”

2.1.16. It has since been identified that the plans accompanying the application show only 332 apartments.

2.1.17. The Council failed to determine the application.

MATTERS AGREED IN RESPECT OF THE APPEAL

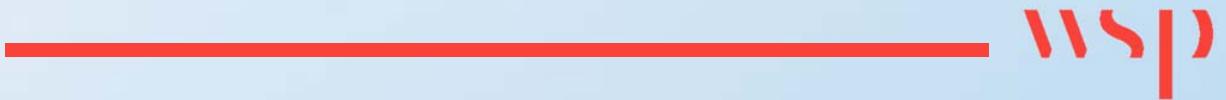
2.1.18. LCCC/EOT is an internationally significant sporting/visitor attraction. It is the most significant cricket venue in the North West of England.

2.1.19. Changing the description of development for the Scheme to refer to 332 (not 333) apartments does not prejudice LCCC.

2.1.20. The proposed development will not directly affect the playing surface of the cricket ground (excluding the training facility).

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MATTERS IN DISPUTE





3 MATTERS IN DISPUTE

- 3.1.1. The effect of the proposed development on the fine-turf and non-turf training facility at LCCC.
- 3.1.2. The effect of the proposed development on EOT/LCCC, its setting and cultural character and identity and the visitor experience.
- 3.1.3. The effect of the proposed development on road safety in terms of vehicular and pedestrian conflicts and LCCC's ability to continue to use its existing access from Great Stone Road.
- 3.1.4. The compatibility of the proposed residential development at the Site with activities at the EOT, having regard to the living conditions of the occupants of the proposed development and LCCC's operations at EOT.
- 3.1.5. The consequences for LCCC of the proposed residential development at the Site.
- 3.1.6. The predicted concert noise levels at the proposed facades.
- 3.1.7. The effects of noise from activities at the cricket ground including (cricket matches, concerts and soundchecks) upon residents of the proposed development, whether or not any mitigation is required, and to what extent the agent of change principle is invoked.
- 3.1.8. Whether the sound checks occur on separate days to the music concerts.



8 First Street
Manchester
M15 4RP

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