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26 June 2017

Dear Mrs Coley

FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD

Ahead of our meeting on 28th June 2017, we enclose information showing our client, Accrue Forum, proposed development.

We believe this site is an important brownfield site which lies in a highly sustainable location and offers the opportunity of providing a major residential development that will contribute to the area's regeneration and help meet the borough's housing need. The current building is obsolete and unoccupied and there is now an opportunity to optimise the potential of the site.

The aim of the proposed development is to take advantage of the site's highly accessible location on the Metrolink corridor, its relationship with the adjacent cricket ground and its separation from the low-rise housing set back on the opposite side of Great Stone Road.

The applicant has already met with the Council's Chief Executive, as well as LCCC Chairman and Chief Executive who are generally supportive of the site's redevelopment and the role it can play in the area.

In the meeting, we would like to focus on:

- a) the principle of development,
- b) scale, height and massing, and
- c) further pre-application actions and timescales.

We also welcome any other comments you have at this stage.

About Accrue Forum

Accrue Forum is a property investment fund and a joint venture between Accrue Capital and PGIM, one of the world's largest institutional investors. They have a collaborative approach and seek to work with local authorities and stakeholders to deliver development schemes.

Accrue Capital have an experienced and skilled in-house team, who have a comprehensive understanding of the different facets of the development process as well as benefitting from established relationships with a variety of specialist external consultants.

Background

The site measures just over 1ha and is located and accessed off Great Stone Road. It adjoins Old Trafford Cricket Ground.

Great Stone Road is an important route that connects Chorlton with Stretford, including Talbot Road and Chester Road. Adjacent to the site, the road rises in height to cross the Metrolink line, meaning that much of the site is at a lower level than the highway.

The cricket ground lies to the north and east of the site – with a vehicular access directly parallel to the northern border of the site and an indoor cricket school parallel to the eastern. To the south of the site lies a thickly-vegetated area that separates the site from the Metrolink line.

The site is not allocated for any specific use or development within the Core Strategy. However, it is situated within a wider area described by as the Lancashire County Cricket Club (LCCC) Quarter, where several development opportunities are identified including the delivery of new residential units.

Furthermore, the principle of redeveloping the site for housing is supported in planning policy terms by both the Core Strategy and national policy; the retail use of the site is not protected aside from the need for planning permission to redevelop it.

Proposed Development

The intention is to develop three towers, primarily in residential use but with ancillary uses at ground-floor level. It is envisaged these will include a convenience store, café, meeting hub and a multi-use gym. Car parking is proposed in an undercroft and there will be landscaped amenity areas around and between the towers.

Each tower is proposed to be staggered, with the taller (eastern) element 24-storeys in height, and the shorter part 12-storeys. The intention is for each tower to have will have an element of communal internal and external amenity space.

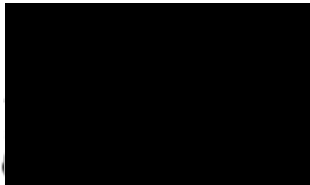
Each tower will accommodate 228 apartments, comprising primarily of 2-beds and 1-beds. The design allows for each apartment to be of a good size with their own balcony.

Summary

This is an exciting scheme in an excellent setting adjacent to the iconic Old Trafford cricket ground. The site befits a bold approach that can continue to boost housing supply and assist the ongoing regeneration of the Old Trafford spatial area.

We look forward to discussing these plans with you.

Yours sincerely



Matthew Hard

Enc: Plans
cc: Accrue Forum