

**Appendix 3.21 - email from TMBC  
to WSP (29 Sept 2020) - parking  
surveys**

**Bhanderi, Pushpa**

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**From:** Harrison, Debra <Debra.Harrison@trafford.gov.uk>  
**Sent:** 29 September 2020 18:19  
**To:** Hard, Matt  
**Cc:** Payne, Hannah; Welch, Victoria; 'Gareth Davis (gareth.davis@vectos.co.uk)'; 'Guy Pearson-Gregory (guy.pearson-gregory@accruicap.com)'; Hann, Doug  
**Subject:** RE: 100400/OUT/20 - Former B&Q, Great Stone Road - TA Addendum 2

Hi Matthew,

Thank you for the addendum. I have passed this onto the LHA and TfGM for review.

With regard to the query on parking surveys, the LHA have advised the following:

*“With respect to the surveys stipulated in the k-site development, originally it was agreed that a full parking survey was required of the 1km walking catchment, however, due to the impact of Covid and consequent impact on parking, Curtins submitted a 1km walking catchment map detailing what parking restrictions were within 1km of the site. The streets named above were those within the 1km walking catchment which did not have any parking restrictions in place, hence the need for them to be surveyed whilst the rest of the catchment was not. In my second response for the B&Q site, I ask for “a survey of available parking within 1km of the proposed site”, i.e. some indication of what parking is available, it would be from this that we could obtain an understanding as to what scope there is for on-street parking within the locality and thus what areas may require a commitment to full parking surveys.”*

I hope this provides some clarification on this point, but if you would still like to have a call to discuss an appropriate survey area please let me know. Alternatively, if Vectos wish to contact the LHA directly, Jack Mahoney is the LHA officer and he can be contacted on 07593507739 or at [jack.mahoney@amey.co.uk](mailto:jack.mahoney@amey.co.uk)

Kind regards

Debra

**Debra Harrison**  
**Major Planning Projects Officer**

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**From:** Hard, Matt [mailto:matthew.hard@wsp.com]  
**Sent:** 29 September 2020 12:40  
**To:** Harrison, Debra <Debra.Harrison@trafford.gov.uk>  
**Cc:** Payne, Hannah <hannah.payne@wsp.com>; Welch, Victoria <victoria.welch@wsp.com>; Gareth Davis (gareth.davis@vectos.co.uk) <gareth.davis@vectos.co.uk>; Guy Pearson-Gregory (guy.pearson-gregory@accruicap.com) <guy.pearson-gregory@accruicap.com>; Hann, Doug <doug.hann@wsp.com>  
**Subject:** RE: 100400/OUT/20 - Former B&Q, Great Stone Road - TA Addendum 2

Dear Debra

Thank you for the email and apologies that this is only now being issued. The attached addendum responds and explains further to the LHA comments.

Regarding parking surveys, we don't believe a 1km survey is reasonable for this development. We do note the Trafford Bruntwood scheme will require a commitment to parking surveys as part of a S106, with the committee report referring to Ayres Road, Headingley Drive and the area around Gorse Avenue as the areas needing to be surveyed. This clearly is less than 1km.

We suggest a conference call between me, you, Vectos and the LHA to agree a scope of a parking survey would be a legitimate action.

Would that be ok?

Thanks

**Matthew Hard BA(Hons) MSc MRTPI**

Associate Director

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**From:** Harrison, Debra <[Debra.Harrison@trafford.gov.uk](mailto:Debra.Harrison@trafford.gov.uk)>  
**Sent:** 29 September 2020 12:00  
**To:** Hard, Matt <[matthew.hard@wsp.com](mailto:matthew.hard@wsp.com)>  
**Cc:** Payne, Hannah <[hannah.payne@wsp.com](mailto:hannah.payne@wsp.com)>; Welch, Victoria <[victoria.welch@wsp.com](mailto:victoria.welch@wsp.com)>  
**Subject:** 100400/OUT/20 - Former B&Q, Great Stone Road

Hi Matthew,

Thank you for calling me back this morning. As discussed we are aiming to get this application to planning committee on the 15<sup>th</sup> October and there are some outstanding bits of information which I require and I understand you will be able to provide these to me shortly. I need to finalise my committee report this week, therefore I would appreciate receipt of this information as soon as possible. To confirm I require the following:

- Courtyard elevations
- Level access details
- Confirmation of whether boundary tree planting is proposed – as noted in my email 20.08 there are some discrepancies between the landscape design statement and the site layout plan and confirmation is required whether tree planting along the NE and NW boundaries is proposed and if possible further information such as anticipated species, planting methods etc.
- A response to the latest set of LHA comments. In addition to the LHA comments TfGM have also advised that the additional information submitted has not resolved the issue raised regarding the junction assessment and have stated that “if the Base model is wrong the +Dev model will also be incorrect and therefore the results cannot be considered as valid.”
- There is one query within the TfGM (Metro) comments, sent on the 16.07.2020 which has not been addressed in relation to the RPA of trees on the metrolink side. The RPA's shown in the Arboricultural Assessment did not show individual trees in this area and instead indicated the trees in the TfGM boundary as a group. TfGM raised concern about this as trees within the Metrolink boundary cannot be adversely impacted by the works on the application site and further information was requested in this regard. I attach their comments again for ease of reference.
- Your response to whether an amended description of development is required – following on from our conversation I will review the legislation as soon as I can on this point too.

I've also received a short response from the English Cricket Board via Sport England and they are still objecting to the proposed development and have advised the following:

*“On the sunpath analysis, we would take the view that this clearly proves the contention in 3.b. of your response that there will be a serious negative effect on the facility during winter. Fine turf grasses can be highly susceptible to disease if shaded during low growth periods and this could set the whole facility at risk. Mitigation for these issues can be achieved through stadium growth lights but they are expensive to both purchase and run, and further contribute to the carbon footprint of any turf area.”*

I have made clear that we need further information as to what the actual concern is as the responses received to date do not do so. I hope to hear back shortly and they are aware of the urgency of this matter.

I can now also provide an update to the requested developer contributions:

Affordable Housing – I have now received the FVA review by Trebbi Continuum (attached). This review outlines why the proposed development is considered to perform differently to generic development in the Old Trafford Market Area and what additional information is required to clarify issues raised.

CCG – Following further discussion with the CCG I can confirm that no development contribution will be sought toward health facilities.

Education – Further information has also been sought with regard to education and capacity within the local area and the LPA will seek developer contributions towards primary school provision only (£641,973).

Sports Facilities – I am still waiting for confirmation on developer contribution requests in relation sports facilities, however I can confirm that contributions will only be sought towards outdoor sports facilities.

Semi-natural greenspace – no contribution required.

Spatial Green Infrastructure – as per my previous email this position remains unchanged and consistent with the formula included in SPD 1 a total contribution of £252,836.87 towards the provision of would be required based on population yield of 588 for local open space (LOS) and 425 for provision for children/young people (excludes studio and one bed units):

Local open space - £161.59 x 588 = £91,783.12

Provision for children/young people - £378.95 x 425 = £161,053.75

Highways – as per my previous email a contribution of £30,000 towards the improvement of the Great Stone Road / Talbot Road pedestrian and cycle infrastructure is required.

I look forward to receiving the requested information and will be in touch as soon as I hear anything further from Sport England / English Cricket Board.

Kind regards

Debra

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