Appeal at Former B&Q, Trafford: Addendum to Housing Land Supply – Updated 28 January 2022

Contents

- 1. Addenda (with tracked changes) and Addenda (clean)
- 2. Council's supply at 30 March 2021
- 3. Completions 1 April 2021 to 23 November 2021
- 4. Permissions 1 April to 23 November 2021
- 5. Comparison table
- Appellant's supply schedule
 Council's further information on Kellogg's site
 Council's further information on Sale West
- 9. Council's further information on Christie Road
- 10. Council's further information on Sale Masonic Hall
- 11. Council's further information on Curzon Cinema
- 12. Council's supply schedule

ADDENDUM - UPDATE TO HOUSING LAND SUPPLY JANUARY 2022)

- 1. The appellant and the Council have exchanged correspondence and had two calls to discuss housing land supply following the Inspector's request.
- 2. The appellant and the Council have agreed the following, as of 27 January 2022.
 - a. The results of the recent Housing Delivery Test (HDT) require the Council to produce an Action Plan and to use a 20% buffer in their land supply.
 - b. The results of the recent HDT no longer result in the Council having the presumption applied however the parties agree that the absence of a five year supply s in the presumption being applied.

3. The Council has provided the appellant with the following information, as requested:

- a. The sites that constituted the Council's supply at 30 March 2021;
- b. Housing completions since 30 March 2021, until 23 November 2021;
- c. Housing permissions granted since 30 March 2021, until 23 November 2021;
- 4. These documents are appended to this Addendum;
- 5. The parties agree that there have been 410 completions since 30 March 2021;
- 6. The parties agree that there have been 552 permissions granted since 30 March 2021;
- 7. The appellant now has sufficient evidence to agree that the five year supply for the purposes of this appeal runs from a base-date of November 2021, and that comple been adequately accounted for in the Council's calculations.
- 8. The parties agree that the methodology and the use of Local Housing Need is correct.
- 9. The remaining area of dispute relates to certain sites within the Council's supply, that the appellant disputes are deliverable.
- 10. A table showing the respective positions, and the variation arising from the disputed sites, is appended to this Addendum.
- 11. The appellant's commentary on the disputed sites is provided below, with a table appended.
- 12. The LPA has updated its commentary on each of the sites where relevant.
- 13. Further evidence relating to a) (i) and (ii); Former Kellogg's site, Talbot Road, Stretford; b) Sale West Estate; c) Christie Road, Stretford; d) Sale Masonic Hall, Tatton and e) Curzon Cinema, Urmston are appended to this Addenda.
- 14. The LPA's position on supply is also provided in an appendix,

Following a comprehensive review the Council's housing land supply is as follows:-

APPELLANT COMMENTS ADDED ON 10.12.21 (RE-ADDED ON 20.12.21 DUE TO FORMATTING ERROR ON 10TH DEC)

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.4
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	7,285
Number of years supply calculation (5,174 ÷ 1,652.4)	4.41 years

The following are additional sites included since the March 2021 update.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
Skerton / Elsinore	0	367	+367	Identified in the Statement of Case. Full planning permission granted in May	Agreed	N/A	

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Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
Rd, Old Trafford				2021. Developer has confirmed they intend to start on site in January 2022. Developer has track record of bringing forward other apartment schemes quickly.			
Mayfield House, Dane Road, Sale	0	29	+ 29	Identified in the Statement of Case. Full planning permission granted in April 2021.	Agreed	N/A	
Trafford Waters, Davyhulm e	0	350	+ 350	Identified in the Statement of Case. Outline planning permission for 3000 units granted. HIF funding requires the completion of infrastructure works by March 2023 and 350 units by December 2025. There is a Planning Performance Agreement in place for the discharge of pre-commencement conditions and reserved matters to enable meeting HIF deadlines. No complex ground issues which would stall development. Reserved matters are expected in late 2021 / early 2022.	Agreed	N/A	
Land at Heath Farm Lane, Partington	148	250	+102	Identified in the Statement of Case. Hybrid planning permission granted. Two outlets – one affordable, one market housing. Construction has commenced with c. 50 units built in the first 12 months and developer confirmed they intend to continue delivering at this	Agreed to be deliverable , any completion s to be removed from supply	Capped at 250 by Grampian Condition re relief road/access	231 dwellings in supply as 19 completed
Royal Canal Works, Stretford	0	47	+ 47	Identified in the Statement of Case. Full planning application granted in January 2018. Contamination issues had stalled works on site but these are now resolved. Pre-commencement conditions are being discharged and a start on site is imminent.	Agreed	N/A	
Former Kelloggs Site, Talbot Road, Stretford, M16 0PG	220	630	+410	S106 completion on outline imminent. JV with the Council. Extensive pre-app discussions on RM application, <u>penultimate meeting held 27/01/22</u> . <u>Extracts of pre-application documents</u> <u>and letter from Glenbrook appended.</u> Two phase development, built out	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate an outline application is deliverable	The Council has provided its pro forma and an email from the planning consultant that five residential phases will be within the Reserved Matters submission in March 2022. Until that reserved matters submission is made, there is no evidence to show the make up of these 630 units, eg whether they are houses, apartments or other typologies.

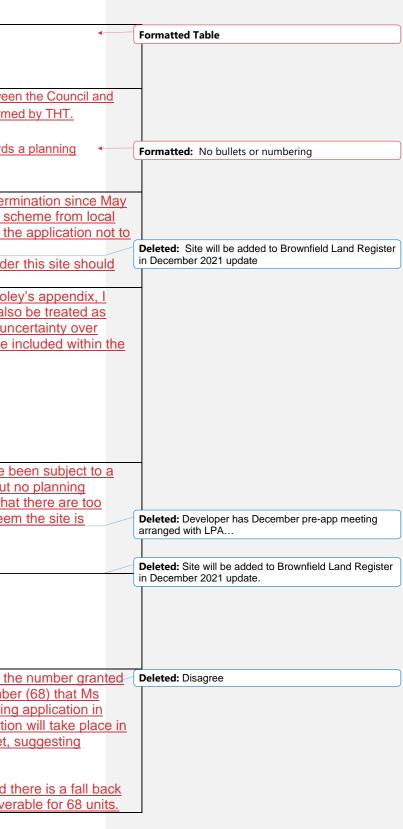
Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
	2021	2021		<u>concurrently.</u> Planning application for 630 units expected <u>March</u> 2022. PPA anticipated. Developer Glenbrook. Four different outlets including significant number of apartments, and a range of tenures.			If RM are submitted in March 2022 and approved in I expect development will commence in early 2023 (a discharge of conditions, legal completions). Allowing clearance, preparatory works and infrastructure, I do realistic prospect of completions before 2024. The Design and Access Statement for the outline illu 11 residential plots, and shows several phases. The departs from the illustrations in the DAS. Whilst I dispute that the 630 homes will all be completed 2026, having considered the email provided within M of Evidence, I can accept that around 395 homes co within five years, based on the first four residential pl the DAS phasing plan (noting that there are likely to outlets); this equates to just shy of an average of 100
Stretford Mall, Chester Road	0	600	+600	Hybrid application submitted Nov 2021 for major town centre redevelopment including 800 residential units, of which 600 anticipated to complete in 5 years. Extensive community consultation. Committee date March 2022. Future High Streets funding secured (£17M) on basis of land value uplift.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate a newly- submitted outline application is deliverable	years 3,4 and 5 which I consider a reasonable allows The email provided in Ms Coley's appendix relates to Street site, which is described by Ms Coley as comp approximately 150 units out of the overall 800 within application. The email agrees with the content of the I agree that approximately 150 units are deliverable even though the site does not yet have outline permi reading of Ms Coley's appendices is that there is no onboard for the rest of the residential development a that the remaining units are not yet deliverable.
The Square, Town Square, Sale, M33 7WZ	150	202	+52	Resolution to grant full planning permission subject to s106 for major town centre redevelopment of Stanley Square, including 202 residential units. Applicant is making good progress on initial phase of improvements to retail units, and is keen to start on residential phase as soon as s106 complete. GMCA Brownfield Housing Fund secured (£3M).	<mark>, <mark>Agree</mark></mark>	Not deliverable in line with NPPF and PPG Full permission pending a S106. We now consider it reasonable to describe as deliverable	
Former Bakemark UK, Skerton Road, Stretford	0	180	+180	Site on brownfield land register. Developer has confirmed they intend to start Skerton Rd Phase 1 on site in January 2022, and intention is to move straight on to Phase 2. Suitable for residential site. Detailed pre-application discussion imminent, planning application anticipated 2022, with start	Disagree	Not deliverable in line with NPPF and PPG no evidence provided to demonstrate a site without a planning application is deliverable	I dispute this because the site does not have plannin (and no planning application has been submitted). T many uncertain steps before this site can be describe realistic prospect of delivery underpinned by clear ev preparation and submission of application, positive d the LPA.

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				on site late 2023. Developer has track record of delivery.			The LPA assume that it will follow on from the adjaced have planning permission and that is controlled by sa this assumption is not in my view clear evidence and associated with the success of the permitted develop rate, sales-rate) that might change and that might influ prospect of this new site coming forward within the tin indicated.
Former B+Q Site, Great Stone Road, Old Trafford	0	163	+163	The appeal scheme (332 units). No objection to principle of high density residential development. A capacity exercise based on AAP Masterplan has suggested a scheme of 163 units could be accommodated on site. Developer has suggested themselves that development would be delivered within 5 years.	Disagree	Not deliverable in line with NPPF and PPG, this is the appeal site and there is no evidence provided to demonstrate a scheme for 163 dwellings is deliverable	I dispute this because the site does not have planning the LPA are defending an appeal. There is no eviden the LPA to show that a 163 unit scheme would be vial landowner would proceed with such an application. C and LCCC objections to date, even in the event that a scheme was brought forward, I consider there is no co smaller planning application be approved.
Pomona Docks Phase 2	0	161	+161	Full planning application submitted with PPA arrangement to take to February 2022 Planning Committee. Commercial terms agreed with landowner acting as developer. Suitable and available for residential site. Forms part of wider masterplan, approved March 2020. Outline planning application for Pomona Phase 3 (the remainder of the Pomona site) expected March 2022, determination September 2022 for 2000+ units. Reserved matters to follow in phases imminently thereafter.	Agree	Not deliverable in line with NPPF and PPG, , no evidence provided to demonstrate a site without planning permission is deliverable	I disputed this site because the full planning application determined; Ms Coley stated that there is a PPA that scheme to February 2022 planning committee, but the been provided as proof of evidence. A PPA does not planning committee will grant permission. However, upon reflection of the email within Ms Coley and an inspection of the planning application online, I is a realistic prospect of these homes being delivered years.
Globe Trading Estate, 88- 118 Chorlton Road, M15 4AL	0	148	+148	Site on brownfield land register. Suitable and available residential site. Pre- application discussion underway with developer with track record of delivery.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	This site is occupied by existing businesses. No forma application submission has been made, there is no pla application under consideration and no planning perm granted. The email within Ms Coley's appendices (page 36) fro aims for public consultation in January 2022, but I hav online to suggest this has happened yet. The site was not previously in the supply at March 20 agree that speculation about a potential planning app constitutes clear evidence to demonstrate a realistic p site being delivered within five years.
Land Off Bold Street, Old	0	143	+143	Brownfield land register. Council JV with Trafford Housing Trust. Redevelopment of brownfield site. Suitable and available residential site. Pre-application	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site	I understand that no planning application has been submitting is no planning permission in place. However, I note from N

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Trafford, M15 5PW				discussion progressing well under PPA. Latest scheme 154 units. Executive and Board approval to proceed with planning application. January 2023 SOS, forecasting an August 25 completion.		without a planning application is deliverable	appendices that a Joint Venture is being set up between Trafford Housing Trust (THT), which has been confirme I judge that this is 'firm progress' (as per PPG) towards application such that I accept the site is deliverable.
Warwick Road South, Old Trafford	0	126	+126	Live full planning application for 126 apartments. Suitable and available residential site. <u>Site on Brownfield Land</u> <u>Register.</u> , Applicant has completed land assembly exercise.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without planning permission is deliverable	This planning application has been pending detern 2021. I note there are plentiful objections to the so residents and I judge that there is a potential for th be approved at planning committee. Until such time as permission is granted, I conside not be treated as deliverable.
Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhous e Lane and Manor Avenue	79	114	+35	Full planning permission granted for 79 units. Suitable and available residential site. Outline for a further 184, of which 35 are expected to imminently move to reserved matters / standalone full applications.	Disagree with the uplift to include homes with outline permission	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site with outline permission is deliverable	On inspection of the email provided within Ms Cole judge an additional 22 homes (ie Phase 2) can also deliverable, however the email shows sufficient un future phases that I dispute that any more can be in supply.
94A Talbot Road, Old Trafford	0	100	+100	Site on Brownfield Land Register. Pre- application progressing well following December pre-app meeting – firm progress., PPA anticipated early 2022 for a planning application. Suitable and available residential site. New architect	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute that this site is deliverable. It may have b pre-application discussion in December 2021, but application has been submitted yet and I judge tha many uncertainties at this premature stage to deer deliverable.
MKM House, Warwick Road, Stretford, M16 0XX	0	89	+89	appointed since last pre-app. Extant consent for 89 units with lawful start on site. Suitable and available residential site. Subsequent planning application for 88 units refused against officer recommendation. Appeal lodged.	Agree	N/A	
Clarendon House, Stamford New Road, Altrincham , WA14 1BY	60	68	+8	Council owned building. JV with Bruntwood. Suitable and available residential site. Developer identified. Extensive pre-application. Developer public consultation in December with planning application to be submitted early 2022. Site on Brownfield Land Register.	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Eight units are disputed, the difference between the under prior approval (60) and the proposed numbe Coley states will be submitted as part of a planning early 2022. The appendix notes public consultation January 2022, but I have seen no sign of that yet, s slippage. However, given the Council own the building and th position of 60 units, I now accept this site is deliver



Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
Christie Road, Stretford	0	<u>80</u> ,	+ <u>80</u> ,	Site on Brownfield Land Register. Suitable and available residential site. Pre-app undertaken late 2021. Planning application anticipated mid-2022, start on site 2023. Further evidence of firm progress appended.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Despite the email from the architect within the append it too premature for this scheme, subject of pre-applic discussions but with no evidence of written agreemen be included as deliverable.
Stretford Memorial Hospital, Seymour Grove, M16 0DU	0	40	+40	Vacant brownfield site, on the Brownfield Land Register. Site marketed, extensive developer interest, and clearly suitable and available for residential development.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute this site because there is no planning applic consideration and page 64 of Ms Coley's appendices app discussions have been relating to principle rather design/scale. Therefore, I consider there are too mar the scale, design and content of an application to judy that it is deliverable. I also note that the site is "under pro forma provided, indicating that no developer is ye presumably why the pre-application enquiry has focus principle of development. There is no other evidence much of the pro forma is blank. This is not clear evid
Land At and Adjacent to Katherine Lowe House, Davyhulm e	0	37	+37	Site on Brownfield Land Register, Planning application determined but no issue with principle of residential development – only detailed design. Suitable and available residential site.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	This application was refused on 26 January 2022: 1 The proposal, by reason of its appearance, form an introduce an uncharacteristic and visually inappropriate to this prominent and sensitive location which would cand permanent harm to the character of the area and scene. It is wholly inconsistent with the policy objective well-designed places as a consequence of its context particularly through the use of standard house-types a focussed layout. It is thus considered contrary to Polin Trafford Core Strategy, SPG1: New Residential Dever National Planning Policy Framework, and the National 1 The Local Planning Authority offered solutions to the order to make the development acceptable. The apple however unwilling to amend the plans. Without these the development would not improve the economic, so environmental conditions of the area and therefore do sustainable development.
Claremont Centre, Claremont Road, Sale, M33 7DZ	0	30	+30	Council owned site, on Development Programme. <u>Site on Brownfield Land</u> <u>Register.</u> Suitable residential site. Alternative site identified for music service who currently occupy the building. Sketch schemes drawn up, appointment of architect imminent. Scheme viable. Submission of planning application 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The email provided within Ms Coley's appendix is the email provided in support of the Stretford Mall position from the email chain exactly what Ms Huber is being confirm. There is no planning application under consideration clear or explained what the scheme will entail, how it forward and how it will be delivered.

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Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
							Moreover, as the site is currently in use as a music consider it "available now" as set out in the Frameword eliverable.
Greatstone Hotel, Stretford	0	30	+30	Full application for 56 apartments refused. Appeal submitted. Thirty units in HLS considered to be appropriate capacity for the site. Site suitable and available for residential development. <u>Site on Brownfield Land Register.</u>	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	I dispute this site because there is no planning permis Council refused to grant permission for 56 apartment currently subject to an appeal. There is no evidence applicant will bring forward a smaller scheme should refused. Site should only be deemed deliverable once granted or there is at least a scheme before the Cour willing to support.
Shawe Lodge, Barton Road, Urmston	0	27	+27	Cleared site, former care home. Trafford Housing Trust ownership. Excellent delivery record. Prominent main road site. Site will be added to Brownfield Land Register in December 2021 update. Suitable and available residential site. Working towards planning submission next Autumn and SOS Spring 2023, completion 2024.	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Given Trafford Housing Trust's ownership of the site a by way of an email between the developer and the Co that this is sufficient evidence to demonstrate a realis the site being delivered within five years, especially a building has been demolished.
Sale Masonic Hall/ Sale Police Station	0	25	+25	Both vacant buildings. Brownfield site. Recent refusal for apartment scheme on Masonic site, owned by an RP, contrary to officer recommendation. Suitable and available residential site. Revised pre- app received and application expected shortly. Further evidence appended. Site on Brownfield Land Register.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The previous application was refused. Ms Coley only forma and no further evidence of developer intent of I revised scheme into the planning system. I therefore
94B Talbot Road, Old Trafford	0	25	+25	Pre-app discussion held with applicant. Suitable and available site for residential development. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute this site because there has been no plannin alone a permission granted. Only a pro forma and no has been provided, which does not constitute any firm evidence to substantiate its deliverability.
Higher Road Depot and Adjoining Site	0	22	+22	Council owned brownfield sites. On Brownfield Land Register. Suitable and available site for residential development. On Council's Land Disposals list 2021.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I note that Ms Coley's proforma states that the Counce this site to a developer. However there is no evidence a developer on their intentions with the site and I there consider there is sufficient evidence for it to be deem considering there is no planning application.
The Pelican, Timperley	0	22	+22	Vacant brownfield site. <u>Site on</u> <u>Brownfield Land Register</u> . Suitable and available residential site. Live planning application including care home and 22 apartments. Site has capacity to deliver more residential units if the care home proposal fell away.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	I dispute this site is deliverable because Ms Coley had the current planning application for 22 homes and a consupported. There is no other permission as a fallback I note that the Council want to retain the pub as a nor heritage asset.

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							I advised the brewery who own the pub on the planning four schemes that potential purchasers of the site had bidding for the site (including the current applicant and developer who took a scheme to the Council for pre- advice. None of those schemes retained the pub. The question the deliverability and feasibility of an amende
Bowdon Hotel	0	22	+22	Vacant brownfield site. <u>Site on</u> <u>Brownfield Land Register.</u> Suitable and available for residential site. Final pre- application discussion December 2021 for care home, day nursery and apartment scheme. Site has capacity to deliver more residential units if the care home proposal fell away. Planning application due February 2022. SOS November 2022, completion December 2024.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The only evidence provided by Ms Coley is a proformation absence of anything from a developer on firm and clear not consider this site meets the definition of deliverable It is another example of a site that is being included present should only be included at a later point in the planning
Land East of Partington Shopping Centre, Off Central Road, Partington	0	16	+16	Council owned site. Suitable and available residential site. Architect appointed. Full application due 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	This site is in pre-application stages. I accept that the the site and wish to bring it forward for development. needs to happen for development to take place, include planning process and legal and financial transactions to take the project on.
Curzon Cinema, Urmston	0	44	+44	Underused brownfield site. <u>Site on</u> <u>Brownfield Land Register.</u> Extensive pre-application engagement. Further pre app in early 2022, planning application May 2022, start on site June 2023.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The email from the developer provided in Ms Coley's helpful, but does not indicate a clear pathway to plant commencing and building the development. I note that investigations are needed, for example, and that the s become available" once planning permission is granted this site should not be included as a deliverable site co the five year supply until such time permission is grant
Car Park, Cresta Hotel, Altrincham	0	16	+16	Pre-application enquiry for apartment scheme on unused area of car park to large hotel site. <u>Site on Brownfield Land</u> <u>Register.</u> Planning application expected 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence to demonstrate that a site without a planning application is deliverable	I note this is owned by a hotel operator. There is no e provided apart from a proforma. I do not consider the included at this time.
Robin Hood Hotel, 125 Barton Road, Stretford	0	15	+15	Vacant brownfield site suitable for residential development. Vacant pub and car park. <u>Site on Brownfield Land</u> <u>Register.</u> Live planning application.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	This live planning application has been under conside Spring 2021. There have been no updates published application since May 2021. There is no corresponder Coley's appendices to show whether the landowner o come forward with a smaller scheme. Until such time it is clear that a feasible and viable sch supported by the Council, the site should not be treated deliverable.

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nended scheme.	
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Site Name	Number March		•	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022	Formatted Table
<u>Land at</u> <u>Stokoe</u> <u>Avenue</u>	0	8		Council owned site. Extensive community engagement and pre- application discussion. Planning application to be submitted early 2022.	Agree,		site but as it is a minor development on a site owned by the Coursell	Deleted: Can Deleted: Disagree

ADDENDUM – UPDATE TO HOUSING LAND SUPPLY JANUARY 2022)

- 1. The appellant and the Council have exchanged correspondence and had two calls to discuss housing land supply following the Inspector's request.
- 2. The appellant and the Council have agreed the following, as of 27 January 2022.
 - a. The results of the recent Housing Delivery Test (HDT) require the Council to produce an Action Plan and to use a 20% buffer in their land supply.
 - b. The results of the recent HDT no longer result in the Council having the presumption applied however the parties agree that the absence of a five year supply still results in the presumption being applied.
- 3. The Council has provided the appellant with the following information, as requested:
 - a. The sites that constituted the Council's supply at 30 March 2021;
 - b. Housing completions since 30 March 2021, until 23 November 2021;
 - c. Housing permissions granted since 30 March 2021, until 23 November 2021;
- 4. These documents are appended to this Addendum;
- 5. The parties agree that there have been 410 completions since 30 March 2021;
- 6. The parties agree that there have been 552 permissions granted since 30 March 2021;
- 7. The appellant now has sufficient evidence to agree that the five year supply for the purposes of this appeal runs from a base-date of November 2021, and that completions have been adequately accounted for in the Council's calculations.
- 8. The parties agree that the methodology and the use of Local Housing Need is correct.
- 9. The remaining area of dispute relates to certain sites within the Council's supply, that the appellant disputes are deliverable.
- 10. A table showing the respective positions, and the variation arising from the disputed sites, is appended to this Addendum.
- 11. The appellant's commentary on the disputed sites is provided below, with a table appended.
- 12. The LPA has updated its commentary on each of the sites where relevant.
- 13. Further evidence relating to a) (i) and (ii); Former Kellogg's site, Talbot Road, Stretford; b) Sale West Estate; c) Christie Road, Stretford; d) Sale Masonic Hall, Tatton Road, Sale; and e) Curzon Cinema, Urmston are appended to this Addenda.
- 14. The LPA's position on supply is also provided in an appendix.

Following a comprehensive review the Council's housing land supply is as follows:-

APPELLANT COMMENTS ADDED ON 10.12.21 (RE-ADDED ON 20.12.21 DUE TO FORMATTING ERROR ON 10TH DEC)

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.4
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	7,285
Number of years supply calculation (5,174 ÷ 1,652.4)	4.41 years

The following are additional sites included since the March 2021 update.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
Skerton /	0	367	+367	Identified in the Statement of Case. Full	Agreed	N/A	
Elsinore				planning permission granted in May			

osition 27 January 2022

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
Rd, Old Trafford				2021. Developer has confirmed they intend to start on site in January 2022. Developer has track record of bringing forward other apartment schemes quickly.			
Mayfield House, Dane Road, Sale	0	29	+ 29	Identified in the Statement of Case. Full planning permission granted in April 2021.	Agreed	N/A	
Trafford Waters, Davyhulm e	0	350	+ 350	Identified in the Statement of Case. Outline planning permission for 3000 units granted. HIF funding requires the completion of infrastructure works by March 2023 and 350 units by December 2025. There is a Planning Performance Agreement in place for the discharge of pre-commencement conditions and reserved matters to enable meeting HIF deadlines. No complex ground issues which would stall development. Reserved matters are expected in late 2021 / early 2022.	Agreed	N/A	
Land at Heath Farm Lane, Partington	148	250	+102	Identified in the Statement of Case. Hybrid planning permission granted. Two outlets – one affordable, one market housing. Construction has commenced with c. 50 units built in the first 12 months and developer confirmed they intend to continue delivering at this rate. Condition discharge underway – no issues anticipated that would stall development.	Agreed to be deliverable , any completion s to be removed from supply	Capped at 250 by Grampian Condition re relief road/access	231 dwellings in supply
Royal Canal Works, Stretford	0	47	+ 47	Identified in the Statement of Case. Full planning application granted in January 2018. Contamination issues had stalled works on site but these are now resolved. Pre-commencement conditions are being discharged and a start on site is imminent.	Agreed	N/A	
Former Kelloggs Site, Talbot Road, Stretford, M16 0PG	220	630	+410	S106 completion on outline imminent. JV with the Council. Extensive pre-app discussions on RM application, penultimate meeting held 27/01/22. Extracts of pre-application documents and letter from Glenbrook appended. Two phase development, built out	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate an outline application is deliverable	The Council has provide planning consultant that Reserved Matters subm matters submission is m up of these 630 units, e other typologies.

osition 27 January 2022 bly as 19 completed vided its pro forma and an email from the hat five residential phases will be within the bmission in March 2022. Until that reserved s made, there is no evidence to show the makeeg whether they are houses, apartments or

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
				concurrently. Planning application for 630 units expected March 2022. PPA anticipated. Developer Glenbrook. Four different outlets including significant number of apartments, and a range of tenures.			If RM are submitted in N I expect development w discharge of conditions, clearance, preparatory realistic prospect of con
							The Design and Access 11 residential plots, and departs from the illustra
							Whilst I dispute that the 2026, having considered of Evidence, I can accept within five years, based the DAS phasing plan (routlets); this equates to years 3,4 and 5 which I
Stretford Mall, Chester Road	0	600	+600	Hybrid application submitted Nov 2021 for major town centre redevelopment including 800 residential units, of which 600 anticipated to complete in 5 years. Extensive community consultation. Committee date March 2022. Future High Streets funding secured (£17M) on basis of land value uplift.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate a newly- submitted outline application is deliverable	The email provided in M Street site, which is des approximately 150 units application. The email a I agree that approximate even though the site doo reading of Ms Coley's a onboard for the rest of the that the remaining units
The Square, Town Square, Sale, M33 7WZ	150	202	+52	Resolution to grant full planning permission subject to s106 for major town centre redevelopment of Stanley Square, including 202 residential units. Applicant is making good progress on initial phase of improvements to retail units, and is keen to start on residential phase as soon as s106 complete. GMCA Brownfield Housing Fund secured (£3M).	Agree	Not deliverable in line with NPPF and PPG Full permission pending a S106. We now consider it reasonable to describe as deliverable	
Former Bakemark UK, Skerton Road, Stretford	0	180	+180	Site on brownfield land register. Developer has confirmed they intend to start Skerton Rd Phase 1 on site in January 2022, and intention is to move straight on to Phase 2. Suitable for residential site. Detailed pre-application discussion imminent, planning application anticipated 2022, with start	Disagree	Not deliverable in line with NPPF and PPG no evidence provided to demonstrate a site without a planning application is deliverable	I dispute this because th (and no planning applica many uncertain steps be realistic prospect of deli preparation and submis the LPA.

March 2022 and approved in September 2022, will commence in early 2023 (allowing for as, legal completions). Allowing time for y works and infrastructure, I do not envisage a completions before 2024.

ss Statement for the outline illustratively shows nd shows several phases. The RM figure given rations in the DAS.

the 630 homes will all be complete by November red the email provided within Ms Coley's Proof cept that around 395 homes could be delivered ed on the first four residential phases set out in (noting that there are likely to be four sales to just shy of an average of 100 completions in I consider a reasonable allowance.

Ms Coley's appendix relates to the Lacey escribed by Ms Coley as comprising its out of the overall 800 within the outline il agrees with the content of the proforma.

ately 150 units are deliverable within five years, does not yet have outline permission. My appendices is that there is no developer f the residential development and I conclude ts are not yet deliverable.

the site does not have planning permission ication has been submitted). There are too before this site can be described as having a elivery underpinned by clear evidence, ie ission of application, positive determination by

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
				on site late 2023. Developer has track record of delivery.			The LPA assume that it have planning permission this assumption is not in associated with the succe rate, sales-rate) that mig prospect of this new site indicated.
Former B+Q Site, Great Stone Road, Old Trafford	0	163	+163	The appeal scheme (332 units). No objection to principle of high density residential development. A capacity exercise based on AAP Masterplan has suggested a scheme of 163 units could be accommodated on site. Developer has suggested themselves that development would be delivered within 5 years.	Disagree	Not deliverable in line with NPPF and PPG, this is the appeal site and there is no evidence provided to demonstrate a scheme for 163 dwellings is deliverable	I dispute this because the the LPA are defending a the LPA to show that a landowner would proceed and LCCC objections to scheme was brought for smaller planning applica
Pomona Docks Phase 2	0	161	+161	Full planning application submitted with PPA arrangement to take to February 2022 Planning Committee. Commercial terms agreed with landowner acting as developer. Suitable and available for residential site. Forms part of wider masterplan, approved March 2020. Outline planning application for Pomona Phase 3 (the remainder of the Pomona site) expected March 2022, determination September 2022 for 2000+ units. Reserved matters to follow in phases imminently thereafter.	Agree	Not deliverable in line with NPPF and PPG, , no evidence provided to demonstrate a site without planning permission is deliverable	I disputed this site beca determined; Ms Coley s scheme to February 202 been provided as proof planning committee will However, upon reflectio and an inspection of the is a realistic prospect of years.
Globe Trading Estate, 88- 118 Chorlton Road, M15 4AL	0	148	+148	Site on brownfield land register. Suitable and available residential site. Pre- application discussion underway with developer with track record of delivery.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	This site is occupied by application submission I application under consid granted. The email within Ms Col aims for public consultat online to suggest this ha
							The site was not previou agree that speculation a constitutes clear eviden site being delivered with
Land Off Bold Street, Old	0	143	+143	Brownfield land register. Council JV with Trafford Housing Trust. Redevelopment of brownfield site. Suitable and available residential site. Pre-application	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site	I understand that no plann is no planning permission

it will follow on from the adjacent site that does sion and that is controlled by same developer; in my view clear evidence and there are factors access of the permitted development (eg buildnight change and that might influence the ite coming forward within the timeframes

the site does not have planning permission and g an appeal. There is no evidence provided by a 163 unit scheme would be viable and that the seed with such an application. Given site history to date, even in the event that a 163 dwelling forward, I consider there is no certainty that this cation be approved.

cause the full planning application is not yet stated that there is a PPA that takes the 2022 planning committee, but the PPA has not of of evidence. A PPA does not guarantee that ill grant permission.

tion of the email within Ms Coley's appendices he planning application online, I judge that there of these homes being delivered within five

by existing businesses. No formal pren has been made, there is no planning sideration and no planning permission has been

Coley's appendices (page 36) from a developer tation in January 2022, but I have seen nothing has happened yet.

ously in the supply at March 2021 and I do not about a potential planning application ence to demonstrate a realistic prospect of the ithin five years.

nning application has been submitted yet and there on in place. However, I note from Ms Coley's

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
Trafford, M15 5PW				discussion progressing well under PPA. Latest scheme 154 units. Executive and Board approval to proceed with planning application. January 2023 SOS, forecasting an August 25 completion.		without a planning application is deliverable	appendices that a Joint Ve Trafford Housing Trust (The I judge that this is 'firm pro- application such that I acc
Warwick Road South, Old Trafford	0	126	+126	Live full planning application for 126 apartments. Suitable and available residential site. Site on Brownfield Land Register Applicant has completed land assembly exercise.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without planning permission is deliverable	This planning application 2021. I note there are presidents and I judge that be approved at planning Until such time as perminent not be treated as deliver
Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhous e Lane and Manor Avenue	79	114	+35	Full planning permission granted for 79 units. Suitable and available residential site. Outline for a further 184, of which 35 are expected to imminently move to reserved matters / standalone full applications.	Disagree with the uplift to include homes with outline permission	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site with outline permission is deliverable	On inspection of the em judge an additional 22 h deliverable, however the future phases that I disp supply.
94A Talbot Road, Old Trafford	0	100	+100	Site on Brownfield Land Register. Pre- application progressing well following December pre-app meeting – firm progress PPA anticipated early 2022 for a planning application. Suitable and available residential site. New architect appointed since last pre-app.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute that this site is pre-application discussi application has been su many uncertainties at th deliverable.
MKM House, Warwick Road, Stretford, M16 0XX	0	89	+89	Extant consent for 89 units with lawful start on site. Suitable and available residential site. Subsequent planning application for 88 units refused against officer recommendation. Appeal lodged.	Agree	N/A	
Clarendon House, Stamford New Road, Altrincham , WA14 1BY	60	68	+8	Council owned building. JV with Bruntwood. Suitable and available residential site. Developer identified. Extensive pre-application. Developer public consultation in December with planning application to be submitted early 2022. Site on Brownfield Land Register.	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Eight units are disputed under prior approval (60 Coley states will be sub early 2022. The append January 2022, but I have slippage. However, given the Cou position of 60 units, I no

Venture is being set up between the Council and (THT), which has been confirmed by THT.

progress' (as per PPG) towards a planning ccept the site is deliverable.

tion has been pending determination since May e plentiful objections to the scheme from local that there is a potential for the application not to ng committee.

mission is granted, I consider this site should verable.

mail provided within Ms Coley's appendix, I homes (ie Phase 2) can also be treated as the email shows sufficient uncertainty over spute that any more can be included within the

is deliverable. It may have been subject to a sion in December 2021, but no planning submitted yet and I judge that there are too this premature stage to deem the site is

ed, the difference between the number granted 60) and the proposed number (68) that Ms ubmitted as part of a planning application in endix notes public consultation will take place in ave seen no sign of that yet, suggesting

ouncil own the building and there is a fall back now accept this site is deliverable for 68 units.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
Christie Road, Stretford	0	80	+80	Site on Brownfield Land Register. Suitable and available residential site. Pre-app undertaken late 2021. Planning application anticipated mid-2022, start on site 2023. Further evidence of firm progress appended.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Despite the email from t it too premature for this discussions but with no be included as deliverat
Stretford Memorial Hospital, Seymour Grove, M16 0DU	0	40	+40	Vacant brownfield site, on the Brownfield Land Register. Site marketed, extensive developer interest, and clearly suitable and available for residential development.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute this site becaut consideration and page app discussions have be design/scale. Therefore the scale, design and co that it is deliverable. I a pro forma provided, indi presumably why the pre principle of developmen much of the pro forma is
Land At and Adjacent to Katherine Lowe House, Davyhulm e	0	37	+37	Site on Brownfield Land Register Planning application determined but no issue with principle of residential development – only detailed design. Suitable and available residential site.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	This application was ref 1 The proposal, by reas introduce an uncharacter to this prominent and se and permanent harm to scene. It is wholly incon well-designed places as particularly through the focussed layout. It is thu Trafford Core Strategy, National Planning Policy 1 The Local Planning Au order to make the devel however unwilling to am the development would
							environmental condition sustainable developmer
Claremont Centre, Claremont Road, Sale, M33 7DZ	0	30	+30	Council owned site, on Development Programme. Site on Brownfield Land Register. Suitable residential site. Alternative site identified for music service who currently occupy the building. Sketch schemes drawn up, appointment of architect imminent. Scheme viable. Submission of planning application 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The email provided with email provided in suppo from the email chain exa confirm. There is no planning ap clear or explained what forward and how it will b

n the architect within the appendices, I consider is scheme, subject of pre-application o evidence of written agreement of support, to able.

ause there is no planning application under ge 64 of Ms Coley's appendices states that prebeen relating to principle rather than ore, I consider there are too many unknowns on content of an application to judge at this stage also note that the site is "under offer" as per the dicating that no developer is yet on board and re-application enquiry has focussed on the ent. There is no other evidence provided and is blank. This is not clear evidence. efused on 26 January 2022:

ason of its appearance, form and layout, would cteristic and visually inappropriate development sensitive location which would cause significant to the character of the area and to the street onsistent with the policy objective of delivering as a consequence of its contextual failings, e use of standard house-types and a highwayhus considered contrary to Policy L7 of the y, SPG1: New Residential Development, the icy Framework, and the National Design Guide.

Authority offered solutions to the applicant in relopment acceptable. The applicant was amend the plans. Without these amendments Id not improve the economic, social and ons of the area and therefore does not comprise ent.

thin Ms Coley's appendix is the same as the port of the Stretford Mall position. It is not clear exactly what Ms Huber is being asked to

application under consideration and it is not at the scheme will entail, how it will be brought I be delivered.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
							Moreover, as the site is consider it "available no deliverable.
Greatstone Hotel, Stretford	0	30	+30	Full application for 56 apartments refused. Appeal submitted. Thirty units in HLS considered to be appropriate capacity for the site. Site suitable and available for residential development. Site on Brownfield Land Register	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	I dispute this site becau Council refused to grant currently subject to an a applicant will bring forwa refused. Site should onl granted or there is at lea willing to support.
Shawe Lodge, Barton Road, Urmston	0	27	+27	Cleared site, former care home. Trafford Housing Trust ownership. Excellent delivery record. Prominent main road site. Site will be added to Brownfield Land Register in December 2021 update. Suitable and available residential site. Working towards planning submission next Autumn and SOS Spring 2023, completion 2024.	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	Given Trafford Housing by way of an email betw that this is sufficient evid the site being delivered building has been demo
Sale Masonic Hall/ Sale Police Station	0	25	+25	Both vacant buildings. Brownfield site. Recent refusal for apartment scheme on Masonic site, owned by an RP, contrary to officer recommendation. Suitable and available residential site. Revised pre- app received and application expected shortly. Further evidence appended Site on Brownfield Land Register.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The previous application forma and no further evi revised scheme into the
94B Talbot Road, Old Trafford	0	25	+25	Pre-app discussion held with applicant. Suitable and available site for residential development. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I dispute this site becau alone a permission grar has been provided, whi evidence to substantiate
Higher Road Depot and Adjoining Site	0	22	+22	Council owned brownfield sites. On Brownfield Land Register. Suitable and available site for residential development. On Council's Land Disposals list 2021.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	I note that Ms Coley's p this site to a developer. a developer on their inte consider there is sufficient considering there is no p
The Pelican, Timperley	0	22	+22	Vacant brownfield site. Site on Brownfield Land Register. Suitable and available residential site. Live planning application including care home and 22 apartments. Site has capacity to deliver more residential units if the care home proposal fell away.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	I dispute this site is delive the current planning appresent supported. There is no control of the council we heritage asset.

is currently in use as a music centre, I do not now" as set out in the Framework definition of

ause there is no planning permission; the ant permission for 56 apartments and this is a appeal. There is no evidence that the ward a smaller scheme should permission be nly be deemed deliverable once permission is least a scheme before the Council that it is

ng Trust's ownership of the site and the evidence tween the developer and the Council, I judge vidence to demonstrate a realistic prospect of ed within five years, especially as the previous nolished.

ion was refused. Ms Coley only provides a pro evidence of developer intent of bringing a he planning system. I therefore dispute this site.

ause there has been no planning application, let anted. Only a pro forma and no other evidence hich does not constitute any firm agreement or ate its deliverability.

proforma states that the Council has now sold r. However there is no evidence provided from ntentions with the site and I therefore do not cient evidence for it to be deemed deliverable, o planning application.

eliverable because Ms Coley has identified that pplication for 22 homes and a care home is not o other permission as a fallback.

want to retain the pub as a non-designated

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
							I advised the brewery w four schemes that poter bidding for the site (include developer who took a se advice. None of those se question the deliverabilition
Bowdon Hotel	0	22	+22	Vacant brownfield site. Site on Brownfield Land Register. Suitable and available for residential site. Final pre- application discussion December 2021 for care home, day nursery and apartment scheme. Site has capacity to deliver more residential units if the care home proposal fell away. Planning application due February 2022. SOS November 2022, completion December 2024.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The only evidence prov absence of anything fro not consider this site me It is another example of should only be included
Land East of Partington Shopping Centre, Off Central Road, Partington	0	16	+16	Council owned site. Suitable and available residential site. Architect appointed. Full application due 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	This site is in pre-applic the site and wish to brin needs to happen for der planning process and le to take the project on.
Curzon Cinema, Urmston	0	44	+44	Underused brownfield site. Site on Brownfield Land Register. Extensive pre-application engagement. Further pre app in early 2022, planning application May 2022, start on site June 2023.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	The email from the deve helpful, but does not inc commencing and buildin investigations are need become available" once this site should not be in the five year supply unt
Car Park, Cresta Hotel, Altrincham	0	16	+16	Pre-application enquiry for apartment scheme on unused area of car park to large hotel site. Site on Brownfield Land Register. Planning application expected 2022.	Disagree	Not deliverable in line with NPPF and PPG, no evidence to demonstrate that a site without a planning application is deliverable	I note this is owned by a provided apart from a p included at this time.
Robin Hood Hotel, 125 Barton Road, Stretford	0	15	+15	Vacant brownfield site suitable for residential development. Vacant pub and car park. Site on Brownfield Land Register. Live planning application.	Disagree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning permission is deliverable	This live planning applic Spring 2021. There hav application since May 2 Coley's appendices to s come forward with a sm Until such time it is clea supported by the Counc

who own the pub on the planning prospects of tential purchasers of the site had prepared in cluding the current applicant and another scheme to the Council for pre-application e schemes retained the pub. Therefore I pility and feasibility of an amended scheme. povided by Ms Coley is a proforma. In the rom a developer on firm and clear intent, I do meets the definition of deliverable.

of a site that is being included prematurely, and ed at a later point in the planning process.

lication stages. I accept that the Council own ring it forward for development. However a lot levelopment to take place, including the legal and financial transactions for a developer

eveloper provided in Ms Coley's appendix is ndicate a clear pathway to planning and ding the development. I note that intrusive eded, for example, and that the site will "only ce planning permission is granted. Therefore, e included as a deliverable site contributing to ntil such time permission is granted. y a hotel operator. There is no evidence proforma. I do not consider the site can be

lication has been under consideration since ave been no updates published online on the 2021. There is no correspondence in Ms show whether the landowner or developer will smaller scheme.

ear that a feasible and viable scheme will be ncil, the site should not be treated as

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated pos
Land at Stokoe Avenue	0	8	+8	Council owned site. Extensive community engagement and pre- application discussion. Planning application to be submitted early 2022.	Agree	Not deliverable in line with NPPF and PPG, no evidence provided to demonstrate that a site without a planning application is deliverable	No evidence has been p site, but as it is a minor o have accepted this as de

n provided in Ms Coley's appendices on this or development on a site owned by the Council I s deliverable.

A Reference	Site Address			10-15 Years	
1848-00	POMONA DOCKS, POMONA STRAND	526	800	960	428
1596	LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	363	0	0	0
1610-01	LAND AT LOCK LANE, PARTINGTON	298	0	0	0
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	233	0	0	0
1601-11	FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 0PG	220	377	153	0
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	174	0	0	0
1610-02	LAND OFF HALL LANE, PARTINGTON	151	0	0	0
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	150	186	0	0
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	150	52	0	0
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149	0	0	0
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	148	275	177	0
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110	0	0	0
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177	0	0
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	96	0	0	0
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84	0	0	0
2725	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	79	184	0	0
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75	0	0	0
1582	REGENT ROAD CAR PARK, ALTRINCHAM	70	0	0	0
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	60	0	0	0
1696-01	LAND AT OAKFIELD ROAD/MOSS LANE ALTRINCHAM, WA14 1B1	59	0	0	0
2605		59 51	0	0	0
	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ		0	0	0
1568	(Refuse Collection Depot) LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND	49	0	0	0
1542-01	L & M SITE PHASE 1, NORMAN ROAD	41	0	0	0
1823-01	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	40	240	40	0
2255	ALEXANDRA HOUSE, 80 ST JOHNS ROAD, ALTRINCHAM, WA14 2LZ	40	0	0	0
2605-01	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	33	0	0	0
2607	77-79 CROSS STREET, SALE, M33 7AA	31	0	0	0
2747	50-78 HIGHER ROAD, URMSTON, M41 9AP	31	0	0	0
2693	LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY	30	0	0	0
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29	0	0	0
2521	LIBRARY, 405 STOCKPORT ROAD AND CAR PARK ON BAKER STREET, TIMPERLEY, WA15 7XR	29	0	0	0
2424	ALBERT BUILDINGS, 3 SCOTT DRIVE, ALTRINCHAM, WA15 8AB	26	0	0	0
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24	0	0	0
1640	319-365 NORRIS ROAD, SALE, M33 2UP	24	0	0	0
2434	BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM	22	0	0	0
2771	HARRY LORD HOUSE, 120 HUMPHREY ROAD, OLD TRAFFORD, M16 9DF	21	0	0	0
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15	0	0	0
2567	DERBY HALL, 20 KING STREET, STRETFORD, M32 8AE	13	0	0	0
2648	SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE STREET, ALTRINCHAM, WA14 1RJ	12	0	0	0
2436	LAND TO THE REAR 397 STOCKPORT ROAD, WA15 7UR	11	0	0	0
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0	0	0
2004	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	0	0
		10	0	0	0
2672	LAND TO THE NORTH OF STATION ROAD, STRETFORD	10	0	0	0
2452	BROOKS BAR CENTRE, 162 - 164 CHORLTON ROAD, OLD TRAFFORD, M16 7WW	9	0	0	0
1918-1	9-13 WASHWAY ROAD, SALE, M33 7AD	8	0	0	0
2631	THE VILLAGE INN, THE VILLAGE, FLIXTON, M41 6HS	8	0	0	0
2652	HALE LIBRARY, LEIGH ROAD, HALE, WA15 9BG	8	0	0	0
2676	CAR PARK, WESTGATE HOUSE, 44 HALE ROAD, ALTRINCHAM	8	0	0	0
2688	FORMER RILEY'S SNOOKER CLUB, BRIDGEWATER ROAD, BROADHEATH, ALTRINCHAM, WA14 1LB	8	0	0	0
2778	2 CROFTS BANK ROAD, URMSTON, MANCHESTER, M32 0TU	8	0	0	0
2782	68 BARRINGTON ROAD, ALTRINCHAM, WA14 1JB	8	0	0	0
2533	170-180 UPPER CHORLTON ROAD, OLD TRAFFORD, M16 0BE	7	0	0	0
2552	NEUHOLME, MANCHESTER ROAD, PARTINGTON, M31 4FB	7	0	0	0

2265 1 MARKET STREET, ALTRINCHAM, WA14 V0E 7 0 0 2777 FORMER PANELORA NURSERIES, BANSLANE, WARLETON, LYMM, WA14 4EE 7 0 0 2787 FORMER PANELORA NURSERIES, BANSLANE, WARLETON, LYMM, WA14 9EE 7 0 0 12850 FORMER POST OFFICE, 40 MARCHESTER KOND, CARRINGTON, MS1 460 6 0 0 12850 FORMER POST OFFICE, 40 MARCHESTER KOND, CARRINGTON, MS1 460 6 0 0 2805-03 CROSSFORD COURT, DANE ROAD, SALE, MS3 762 6 0 0 2807-02 FORSSFORD COURT, DANE ROAD, SALE, MS3 762 6 0 0 2807-02 FORSSFORD COURT, DANE ROAD, SALE, MS3 764 0 0 0 2807-02 FORSSFORD COURT, DANE ROAD, SALE, MS3 764 0 0 0 2807-02 FORSSFORD COURT, DANE ROAD, SALE, MS3 764 0 0 0 2807-03 FORTO THE REAR 400 ILLES STATION RADD, MARKANETON, M41 402 5 0 0 2807-04 FORTO THE REAR 400 ILLES STATION RADD, MARKANETON, MA1 502 5 0 0 2807-05 <th>2622</th> <th>ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE, WA15 9NT</th> <th>7</th> <th>0</th> <th>0</th> <th>0</th>	2622	ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE, WA15 9NT	7	0	0	0
2781 WHEATSHEAF HOTE, 21 CHURCH STREET, ALTRINCHAM, WA14 4EE 7 0 0 2800 470 - 481 CHESTER ROAD, CLO TRAFFORD, MANCHSTER, MIG 9HF 7 0 0 12000 FORMER FOR COLOR TRAFFORD, MANCHSTER, MADE CARRINGTON, MS1 4BD 0 0 0 2805 CROSSFORD COURT, DANE HOAD, CARRINGTON, MS1 4BD 0 0 0 2805 CROSSFORD COURT, DANE HOAD, SALE, MS3 7A2 0 0 0 2805 CROSSFORD COURT, DANE HOAD, SALE, MS3 7A2 0 0 0 2807 CROSSFORD COURT, DANE HOAD, SALE, MS3 7A2 0 0 0 2807 THE REAR OFTHE CLO RULE STATION AND GLADSTONE EULDINGS ON 0 0 0 2807 FIRST FLOOR AND SECOND FLOOR 22.24 STATION ROAD, URMSTON, M14 30T 5 0 0 0 2736 FIRST FLOOR AND SECOND FLOOR 22.24 STATION ROAD, URMSTON, M14 30T 4 0 0 0 27442 HOLL NCHOT, SOUTH DOWNS ROAD, WA14 2D 4 0 0 0 27442 HOLL NCHOT, SOUTH DOWNS ROAD, WA14 2D 4 0 0 <td></td> <td></td> <td>7</td> <td></td> <td>0</td> <td>0</td>			7		0	0
2797 FORMER PANFLORA NURSERIES, BARRS LANE, WAREUSTON, LYMM, WA13 SUG 7 0 0 1828-03 FORMER POST OFFICE, & MANCHESTER ROAD, CARRINGTON, M31 4BD 6 0 2806-03 CROBER POST OFFICE, & MANCHESTER ROAD, CARRINGTON, M31 4BD 6 0 2806-03 CROSSFORD COUNT, DANE ROAD, SALE M33 782 6 0 0 2801-03 CROSSFORD COUNT, DANE ROAD, SALE M33 782 6 0 0 2801-04 CROSSFORD COUNT, DANE ROAD, SALE M33 782 6 0 0 2801-02 CROSSFORD COUNT, DANE ROAD, SALE M33 782 6 0 0 2807-02 T-79 CROSS STREET, SALE, M33 7AA 5 0 0 2873 FREST FLOOR AND SECOND FLOOD 22-24 STATION ROAD, URMSTON, M41 910 5 0 0 2743 FREST FLOOR AND SECOND FLOOD 22-24 STATION ROAD, URMSTON, M41 910 5 0 0 2744 HOLD THE REAR 40 WINS ROAD, WA14 922 4 0 0 0 2745 THE OLD AND SECOND FLOOD STATION ROAD, WA14 927 4 0 0 0 2746 THA			7	0	0	0
2800 479 - 481 CHESTER ROAD, QLD TRAFFORD, MANCHESTER, Mis 94F 7 0 0 1825-03 FORMER POST OFFICE, MANCHESTER, Mis 94F 6 0 2805-03 CROSSFORD COURT, DAKE ROAD, SALE, MS3 78Z 6 0 2805-03 CROSSFORD COURT, DAKE ROAD, SALE, MS3 78Z 6 0 2805-03 CROSSFORD COURT, DAKE ROAD, SALE, MS3 78Z 6 0 2807-03 CROSSFORD COURT, DAKE ROAD, SALE, MS3 78Z 6 0 2807-03 CROSSFORD COURT, DAKE ROAD, SALE, MS3 78Z 6 0 2817 LEVENOT, CHARCOLL ROAD, DUMHAM MASSEY, ALTENDEM, W414 ART 5 0 0 2879 STATION ROAD, JURMSTON 5 0 0 0 2732 LAND TO THE REAR OF THE COL POLCE STATION AND GLADSTONE BULLDINGS ON 5 0 0 2742 HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3D2 4 0 0 2743 TAND MARE, MALE, MALE ROAD, MAT SD2 4 0 0 2744 HOLLYCROFT, SOUTH DOWNS ROAD, WA14 SD2 4 0 0 27453 STAWWAY BU			7	0	0	0
1823-03 FORMER POST OFFICE, 44 MANCHESTER ROAD, CARRINGTON, M31 4BD 6 0 0 2805-02 CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ 6 0 0 2805-02 CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ 6 0 0 2805-02 CROSSFORD COURT, DANE ROAD, STRETFORD, M32 4DC 5 0 0 2807-02 T7.47 CROSS STREET, SALE, M33 7AL 5 0 0 0 2807-03 LAND TO THE REAR OF THE DD POLCE STATION AND GLADSTONE BUILDINGS ON 5 0 0 2736 FIRST FLOOR AND SECOND FLOOR 2:24 STATION ROAD, URMSTON, M41 9JD 5 0 0 2736 FIRST FLOOR AND SECOND FLOOR 2:24 STATION ROAD, URMSTON, M41 9JD 5 0 0 2842 HOLLYROFT, SOUTH DOWNS ROAD, WA14 9DZ 4 0 0 0 2845 LAND TO THE REAR OF THE SUBARE, HALE ROAD, HALE BARNS, WA15 BZN 4 0 0 2745 STATION THE REAR OF THE SUBARE, HALE ROAD, HALE BARNS, WA15 BZN 4 0 0 2745 STATION THE REAR OF THE SUBARE, HALE ROAD, NALE, M33 7DT 4 <t< td=""><td></td><td></td><td>7</td><td>0</td><td>0</td><td>0</td></t<>			7	0	0	0
2573 REAR OF 132-138 BARTON ROAD, STRETFORD, M32 9AE 6 0 0 2605-03 CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ 6 0 0 2607-02 CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ 6 0 0 2607-02 T/P 02 CROSS STREET, SALE, M33 7AA 5 0 0 2607-02 T/P 02 CROSS STREET, SALE, M33 7AA 5 0 0 2673 STATION ROAD, URINSTON 5 0 0 2674 STATION ROAD, URINSTON 5 0 0 2736 FIRST FLOOR AND SECON FLOOR 22 24 STATION ROAD, URINSTON, M41 9JQ 5 0 0 2742 HOLLYCORT, SOUTH OOMINS ROAD, WA14 3DZ 4 0 0 2845 THE CHANDLERY, STRETTORD MARINA, STRETTORD, MARINA			6	0	0	0
2605-02 CROSSFORD COURT, DANE ROAD, SALE, M33 782 6 0 0 2605-02 CROSSFORD COURT, DANE ROAD, SALE, M33 782 6 0 0 2511 LAND TO THE REAR 40 MILTON ROAD, STRETFORD, M32 0TQ 5 0 0 2673 LEVENDT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 2673 LEVENDT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 2736 HIRST FLOOR AND SECOND FLOOR 22-24 STATION NOAD, URMSTON, M41 9JQ 5 0 0 2746 HIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9JQ 5 0 0 2842 LAND DAJ GRANGE ROAD, WA14 3DZ 4 0 0 2845 LAND TO THE REAR OF THE SOUARE, HALE ROAD, HALE BARNS, WA15 8ZN 4 0 0 28651 THE CHANDLERY, STRETFORD MARINA, MARLAD WAY, STRETFORD, M32 ONU 4 0 0 2743 I DARWEN STREET, OLD TRAFFORD, MALE BARNS, WA15 8XO 4 0 0 2743 I DARWEN STREET, OLD TRAFFORD, MALE BARNS, WA15 9XO 4 0 0 <t< td=""><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td></t<>			0	0	0	0
2605-03 CROSSFORD COURT, DANE ROAD, SALE, M33 7E2 6 0 0 2611 LAND TO THE REAR AD MILTON ROAD, STRETFORD, M32 OTQ 5 0 0 2677-02 T.779 CROSS STREET, SALE, M33 7AA 5 0 0 0 2677-02 LEVENDT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 0 2679 STATION ROAD, URANG MAN MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 0 2738 FIRST FLOOR AND SECOND FLOOD RUL 32-42 STATION RAD, URMSTON, M41 9JQ 5 0 0 0 2749 LAND TO THE REAR OF THE SOLDARE, MAR 49DZ 4 0 0 0 2740 TO THE REAR OF THE SOLDARE, MAR AND WAY STRETFORD, M32 ONU 4 0 0 0 2760 TO GIG Marker Place, Atrincham, WA14 4DF 4 0 0 0 0 2764 STANWAY BULLOING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 0 2787 STANWAY BULLOING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 0 2786			0	0	0	0
2511 LAND TO THE REAR 40 MILTON ROAD, STRETFORD, M32 0TQ 5 0 0 2673 LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 2679 LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 2679 LIND TO THE REAR OF THE OLD POLCE STATION AND ELADSTONE BUILDINGS ON 5 0 0 2786 FIRTST FLOOR AND SECOND FLOOR 22-24 STATION NOAD, UM14 3DQ 5 0 0 2244 HOLLYCOFT, SOUTH FLOOD ANDING ROAD, WA14 3DZ 4 0 0 2245 LAND TO THE REAR OF THE SOUDARE, HALE ROAD, HALE BARNS, WA15 8ZN 4 0 0 22461 HULLYCOFT, SOUTH FLOOD INNAR ROAD, WA14 3DZ 4 0 0 0 22451 LAND TO THE REAR OF THE SOUDARE, MARLAND WAY, STRETFORD, MALE BARNS, WA15 8ZN 4 0 0 0 27453 LAND TO THE REAR OF THE SOUDARE, MARLAND WAY, STRETFORD, MALE BARNS, WA15 8ZN 4 0 0 27454 TD ARWEN STREET, OLD TRAFFORD, MANCHESTER, MIG 9HT 4 0 0 27453 LAND ENCOMPASSING, SALE, MA3 7VF			6	0	0	0
2807-02 77-79 CROSS STREET. SALE, MAS TAA 5 0 0 2877 LEVEVOD, CHARGOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT 5 0 0 2879 STATION ROAD, URMSTON 5 0 0 2736 FIRST FLOCR AND SECOND FLOOR 22-4 STATION ROAD, URMSTON, M41 9JQ 6 0 0 1222 LAND DAJ GRANGE ROAD, WA14 3DZ 4 0 0 2442 HOLLVCROFT, SOUTH DOWNS ROAD, WA14 3DZ 4 0 0 2545 LAND TO THE REAR OFT THE SOURH, HALE ROAD, LALE BARNS, WA15 BZN 4 0 0 2646 LAND TO THE REAR OFT THE SOURH, HALE ROAD, INAUCHESTER, M16 9HT 4 0 0 2743 TD ARWEN STREET, CLD TRAFFORD, MANCHESTER, M16 9HT 4 0 0 0 2778 44.95 STANAWAY BULLINGK, SALE, M33 7X1 4 0 0 0 1800 MARCHERT, CARREDON, DALE RARRY, WA15 0NR 3 0 0 0 2778 44.95 SOHOL ROAD, SALE, M33 7X1 3 0 0 0			6	0	0	0
2873 LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 AFT 5 0 0 2879 LAND TO THE REAR OF THE CLD POLICE STATION ROAD, URMSTON 5 0 0 2736 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9JQ 5 0 0 2244 HOLLYORFT, SOUTH DOWNS ROAD, WA14 2 4 0 0 2442 HOLLYORFT, SOUTH DOWNS ROAD, WA14 3D2 4 0 0 2645 LAND TO THE REAR OF THE SOUARE, HALE ROAD, HALE BARNS, WA15 8ZN 4 0 0 2708 IF OW MARKIN PROVIDER'S, STETPEROR MARINA, MARLAND WAY, STRETFORD, MASU NU 0 0 0 2709 IF OW MARKIN PROVIDER'S, STETPROPE MARINA, MARLAND WAY, STRETFORD, MASU NU 0 0 0 2709 HOW MARKIN PROVIDER'S, STETPRING HAT 4 0 0 0 2719 4935 SCHOOL ROAD, SALE, M37 TW 4 0 0 0 2719 4935 SCHOOL ROAD, SALE, M37 TW 3 0 0 0 1300 HALLWELL, MARCON SALE, M37 TW 3 0 0 0 <td></td> <td></td> <td>5</td> <td>0</td> <td>0</td> <td>0</td>			5	0	0	0
2679 LAND TO THE REAR OF THE OLD POLICE STATION AND GLADSTONE BUILDINGS ON 5 0 0 2736 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9JQ 6 0 0 1252 LAND ADJ SGRANGE ROAD, WA14 3DZ 4 0 0 2442 HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ 4 0 0 2442 HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ 4 0 0 2545 LAND TO THE RSANGE, HALE ROAD, HALE BARNS, WA15 8ZN 4 0 0 2651 THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 ONU 4 0 0 2763 STARMWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT 4 0 0 0 2778 497 CHESTER ROAD, OLD TRAFFORD, M16 9HF 4 0 0 0 0 1300 HALLWELL HOUSE, 1ARPERT, ROAD, CLE, M33 7UB 3 0 0 0 0 2592 PEPPER HOUSE, NORTH ROAD, ALE, M33 7UB 3 0 0 0 25930-11 176A UPEER CHORE, TON DROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 <td< td=""><td></td><td></td><td>5</td><td>0</td><td>0</td><td>0</td></td<>			5	0	0	0
2679 STATION ROAD, URKSTON 5 0 0 0 2736 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 SUD 5 0 0 2442 HOLLYROFT, SOUTH DOWNS ROAD, WA14 3DZ 4 0 0 2545 LAND TO THE REAR OF THE SQUARE, HALE ROAD, HALE BARNS, WA15 SZN 4 0 0 2651 THE CHANDLERY, STRETFORD MARIN, MARLAND WAY, STRETFORD, M32 ONU 4 0 0 2763 1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT 4 0 0 2764 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 2764 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 2767 34-36 SCHOOL ROAD, SALE, M33 70Y 4 0 0 1300 HALTWELL HOUSE, FARPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1542-02 L & M STE PHASE, Z ARPPAX ROAD, HALE BARNS, WA15 0NS 3 0 0 2192 PEPPER HOUSE, HAMPOEN ROAD, CALE, M33 70F 3 0 0 22630-1 TRA DUPER, CHO	2673		5	0	0	0
2736 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 SUQ 5 0 0 1252 LAND ADJ 3 GRANGE ROAD, WA14 202 4 0 0 2244 HOLLYOROFT, SOUTH DOWNS ROAD, WA14 302 4 0 0 2245 LAND TO THE HEAR OF THE SQUARE, HALE ROAD, HALE BARNS, WA15 BZN 4 0 0 2265 LAND TO THE HEAR OF THE SQUARE, HALE ROAD, HALE BARNS, WA15 BZN 4 0 0 2763 TECHANDLEKY, STRETFORD, MARKHESTER, M16 9HT 4 0 0 2778 STAWWAT BULDING, 1 ASHTRELD ROAD, SALE, M33 7DY 4 0 0 2778 STAWWAT BULDING, 1 ASHTRELD ROAD, SALE, M33 7DY 4 0 0 2780 HALE HOUSE, NORMIN ROAD MARSHEE 3 0 0 2781 STAWAT BULDING, 1 ASHTRELD ROAD, SALE, M33 7DF 4 0 0 0 2782 S430 SCHOL ROAD, SALE M33 7DF MARSHAE MASTARE 3 0 0 2783 S430 SCHOL ROAD, SALE M33 7DF SALE M33 7DF 3 0 0 <td< td=""><td>2679</td><td></td><td>5</td><td>0</td><td>0</td><td>0</td></td<>	2679		5	0	0	0
1252 LAND ADJ 3 GRANGE ROAD, WA14 2 DZ 4 0 0 2442 HOLLYROFT, SOUTH DOWNS ROAD, WA14 3DZ 4 0 0 2545 LAND TO THE REAR OF THE SQUARE, HALE BOAD, HALE BARNS, WA15 8ZN 4 0 0 2651 THE CHANDLERY, STRETFORD MARIN, MARLAND WAY, STRETFORD, M32 0NU 4 0 0 2709 10 GM Market Place, Attinicham, WA14 40F 4 0 0 2774 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 2764 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 70Y 4 0 0 2767 34-36 SCHOOL ROAD, SALE, M33 70Y 4 0 0 1300 HALLE MANDERY, STREPARA ROAD, HALE BARNS, WA15 0NR 3 0 0 1511 ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB 3 0 0 0 1524 LAN STE PHASE, NORMA ROAD, HALE BARNS, WA15 0NS 3 0 0 0 2192 PEPPER HOUSE, HAMPEN ROAD, DAL TERFORD, MANCHESTER, M16 7SF 3 0 0 0 2533-01			_			
2442 HOLLVCROFT, SQUTH DOWNS ROAD, WA14 3DZ 4 0 0 0 2545 LAND TO THE REAR OF THE SQUARE, HALE BARNS, WA15 82N 4 0 0 0 2651 THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 0NU 4 0 0 0 2743 1 DARWEN STREET, OLD TRAFFORD, MARCHESTER, M16 9HT 4 0 0 0 2758 447 OK HESTER ROAD, OLD TRAFFORD, MARCHESTER, M16 9HT 4 0 0 0 2778 4495 SCHOOL ROAD, SALE, M33 7YF 4 0 0 0 1300 HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 0 1531 ALCHEW HOUSE, HAMPDEN ROAD, SALE, M37 VB 3 0 0 0 2348 LAND ENCOMPASSING 26M ANRALE BARNS, WA15 0NS 3 0 0 0 2539 19A THE DOWNS, ALTRINCHAM, WA14 2DD 3 0 0 0 2539 LAND ENCOMPASSING 26M ANRASLAND ROAD, SALE, M37 30B 3 0 0 0 2529 SYNAGO			5	Ū.	Ū.	0
2545 LAND TO THE REAR OF THE SQUARE, HALE ROAD, HALE BARNS, WA15 S2N 4 0 0 2709 16 OM Marker Place, Attincham, WA14 4DF 4 0 0 2731 1D ARWENN STREETFORD MARKIN, MARLAND MAY, STRETFORD, M32 ONU 4 0 0 2734 1D ARWENN STREETFORD, MARCHESTER, M16 9HT 4 0 0 0 2764 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY 4 0 0 0 2787 34-35 SCHOOL ROAD, SALE, M33 7XF 4 0 0 0 1531 ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB 3 0 0 0 1542.20 L & M STE PHASEZ, NORTAR ROAD, HALE BARNS, WA15 0NS 3 0 0 0 2543 LAND ENCOMPASING ZAMARSI AND ROAD SALE, M33 7UB 3 0 0 0 2544 LAND ENCOMPASING ZAMARSI AND ROAD SALE 3 0 0 0 2545 LAND AT STAMFORD BROCK ROAD, ALTRINCHAM, WA14 SQO 3 0 0 0 2545 LAND AT STAMFORD BROCK ROAD, ALTRINCHAM, WA15 SQA		· · ·	4	0	0	0
2261 THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 ONU 4 0 0 2743 1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT 4 0 0 2754 STANWAY BULLIONG, 1 ASHFIEL ROAD, SALE, M33 7DY 4 0 0 2768 497 CHESTER ROAD, OLD TRAFFORD, M16 9HF 4 0 0 2768 497 CHESTER ROAD, SALE, M33 7DF 4 0 0 1300 HALLIWEL, HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1432-02 L & M STE PHASE 2, NORMAN ROAD 3 0 0 0 2182 PEPER HOUSE, KORTH ROAD, JALE BARNS, WA15 0NS 3 0 0 0 2334 LAND ENCOMPASINO 26A MAREJAND ROAD, SALE 3 0 0 0 2565 LAND ENCOMPASINO 26A MAREJAND ROAD, SALE 3 0 0 0 2656 LAND AT STAMFORD BROOK ROAD, SALE, M33 AA 3 0 0 0 2656 LAND AT STAMFORD BROOK ROAD, SALE, M33 AA 3 0 0 0			4	0	0	0
2709 16 Old Marker Place, Altincham, WA14 4DF 4 0 0 2743 1 DARWEN STREET, OLD TRAFFORD, MARCHESTER, M16 9HT 4 0 0 2754 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7VY 4 0 0 2786 497 CHESTER, ROAD, OLD TRAFFORD, M16 9HF 4 0 0 3436 SCHOOL ROAD, SALE, M33 7VF 4 0 0 1500 HALLIWELL HOUSE, 2 RAPPAR XROAD, HALE BARNS, WA15 0NR 3 0 0 1531 ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB 3 0 0 2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2833-01 176A UPPER CHORITON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2835-01 176A UPPER CHORITON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2855 LAND AT STAMFORD BROCK ROAD, ALTRINCHAM, WA14 5GO 3 0 0 2856 LAND AT STAMFORD BROCK ROAD, FLIXTON, M41 5GN 3 0 0 2764 GARRICKS HEAD HOTEL, MORSIDE ROAD, FLIXTON, M41 5GN			4	0	0	0
2743 1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT 4 0 0 2758 470 CHESTER ROAD, OLD TRAFFORD, M16 9HF 4 0 0 2768 497 CHESTER ROAD, SALE, M33 7DY 4 0 0 1300 HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1301 HALLEWEL, HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1542-02 L&M SITE PHASE 2 NORTH ROAD, SALE, M33 7UB 3 0 0 2182 PEPPER HOUSE, NORTH ROAD, SALE, M33 7UB 3 0 0 2334 LAND ENCOMPASING 20A MAREJAND ROAD, SALE 3 0 0 2339 1 TRA UPPER CHOLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2695 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5QQ 3 0 0 0 2695 LAND AT STAMFORD BROOK ROAD, SALE, M35 AA 3 0 0 0 2724 GARRICKS HEAD HOTEL, MORDSIDE ROAD, FLIXTON, MAI 5SQ 3 0 0 0 2730 SIL		THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 0NU	4	0	0	0
2754 STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY 4 0 0 2786 497 CHESTER ROAD, OLD TRAFFORD, M16 9HF 4 0 0 1393 34-36 SCHOOL ROAD, SALE, M33 7XF 4 0 0 1531 ALCHEMY HOUSE, IARPPARK ROAD, HALE BARNS, WA15 0NR 3 0 0 1531 ALCHEMY HOUSE, IARPPARK ROAD, HALE BARNS, WA15 0NS 3 0 0 2182 PEPPER HOUSE, NORTH ROAD, LALE BARNS, WA15 0NS 3 0 0 23348 LAND ENCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 23349 IARG UPPER CHOLTOR ROAD, ALTERHORM, WA14 20D 3 0 0 2589 IAN AT STAMPGRD BROCK ROAD, ALTERNOHAM, WA14 5GQ 3 0 0 26244 201 ASHLEY ROAD, BLE, M37 SALE, M33 SAA 3 0 0 0 2706 LAND AT STAMPGRD BROCK ROAD, ALTERNOHAM, WA14 5GQ 3 0 0 0 27274 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 SH 3 0 0 0 27273 S+12 OLD M	2709	16 Old Market Place, Altrincham, WA14 4DF	4	0	0	0
2768 497 CHESTER ROAD, OLD TRAFFORD, M16 9HF 4 0 0 2787 34-36 SCHOOL ROAD, SALE, M33 7XF 4 0 0 1300 HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1581 ALC-HEMY HOUSE, HANDEDN ROAD, SALE, M33 7UB 3 0 0 1542-0 L & M SITE PHASE 2, NORMAN ROAD 3 0 0 2344 LAND ENCOMPASING 26A MARSLAND ROAD, SALE 3 0 0 2353-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2585 LAND ENCOMPASING 26A MARSLAND ROAD, SALE 3 0 0 0 2595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 0 2724 GARRICKS HEAD FOTEL, MORD, FLETORD, M32 9AR 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 9GQ 3 0 0 0 2773 8-49 MIGHER ROAD, JULE, ALTRINCHAM, WA14 4DF 3 0 0 0 2773	2743	1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT	4	0	0	0
2787 34-36 SCHOOL ROAD, SALE, M33 7XF 4 0 0 1300 HALLWELL HOUSE, 2 ARPRAY ROAD, HALE BARNS, WA15 0NR 3 0 0 1531 ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB 3 0 0 1542-02 L & M SITE PHARE 2. NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2533-01 175A UPPER CHORITON ROAD, SALE, M33 5AA 3 0 0 25595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 20D 3 0 0 25695 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5QQ 3 0 0 25283 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 252844 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 5QQ 3 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 3DF 3 0 0 2774 GARRICKSH HEAR ONTEL, ORARUE, TIMPERLEY, WA15 6PL	2754	STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY	4	0	0	0
1300 HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR 3 0 0 1531 ALCHEMY HOUSE, HAMPEDR ROAD, SALE, M33 7UB 3 0 0 1542-02 L & M SITE PHASE 2. NORMAN ROAD, SALE, M33 7UB 3 0 0 2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2344 LAND ENCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 2589 19A THE DOWNS, ALTRINCHAM, WA14 20D 3 0 0 2589 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 50Q 3 0 0 2629 SYNAGOGUE, T24 HESKETH ROAD, SALE, M33 5AA 3 0 0 2624 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 5QQ 3 0 0 2726 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLXTON, M41 5SH 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 3DF 3 0 0 2773 8-430 HIGHER ROAD, OLD TENETFORD, M42 SAR 3 0 0 2799 LENNOX LEA HORTE, CHALE, ALTRINCHAM, WA14 3DF 3	2768	497 CHESTER ROAD, OLD TRAFFORD, M16 9HF	4	0	0	0
1531 ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB 3 0 0 1542-02 L & M SITE PHASE 2, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2348 LAND EINCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 253301 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2589 19A THE DOWNS, ALTRINCHAM, WA14 2DI 3 0 0 0 2529 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2776 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2777 G-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2791 B4-09 HIGHER ROAD, URINTRON, M41 9AP 3 0	2787	34-36 SCHOOL ROAD, SALE, M33 7XF	4	0	0	0
1542-02 L & M SITE PHASE 2, NORMAN ROAD 3 0 0 2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2348 LAND ENCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 2533-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2538 191 THE DOWNS, ALTRINCHAM, WA14 20D 3 0 0 0 2629 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 5GQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2773 B-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 27790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 B4-90 HIGHER ROAD, JURMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 4NL 2 0	1300	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR	3	0	0	0
2192 PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS 3 0 0 2348 LAND ENCOMPASSING 258 AMARSLAND ROAD, SALE 3 0 0 2533-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2559 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 2QD 3 0 0 2595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 2629 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 27713 8+12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2793 BLENDX LEA HOTEL, CHARLTINCHAM, WA15 6PL 2 0	1531	ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB	3	0	0	0
2348 LAND ENCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 0 2533-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 0 2589 19A THE DOWNS, ALTRINCHAM, WA14 2QD 3 0 0 0 2595 LAND AT STAMFORD BROCK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 0 2629 SYNAGCOLE, 12A HESKETH ROAD, SALE, M33 SAA 3 0 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM ORIVE, STRETFORD, M32 9AR 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 2790 SILHOUETT HOUSE, 12-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2790 SILHOUETT HOUSE, 12-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2790 SILHOUETT HOUSE, 12-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2790<	1542-02	L & M SITE PHASE 2, NORMAN ROAD	3	0	0	0
2348 LAND ENCOMPASSING 26A MARSLAND ROAD, SALE 3 0 0 0 2539-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 0 2589 19A THE DOWNS, ALTRINCHAM, WA14 2QD 3 0 0 0 2595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 0 2629 SYNAGGOUE, 12A HESKETH ROAD, SALE, M33 SAA 3 0 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 2790 SILHOUETT HOUSE, 12-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2790 SILHOUETT HOUSE, 12-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2790 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 2799	2192	PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS	3	0	0	0
2533-01 176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF 3 0 0 2589 19A THE DOWNS, ALTRINCHAM, WA14 2QD 3 0 0 2595 LAND AT STAMFORD BROCK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 2629 SYNAGGOUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 0 26244 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 9DF 3 0 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2507 LAND AT ROTHESAY CRESCENT, SALE, M33 4BP 2	2348		3	0	0	0
2589 19A THE DOWNS, ALTRINCHAM, WA14 20D 3 0 0 2595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 2629 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 2624 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 2773 B-12 OLD MARKET PLACE, ALTRINCHAM, WA14 40F 3 0 0 0 2773 B-12 OLD MARKET PLACE, ALTRINCHAM, WA14 40F 3 0 0 0 2773 B-12 OLD MARKET PLACE, ALTRINCHAM, WA14 40F 3 0 0 0 2773 B-12 OLD MARKET PLACE, ALTRINCHAM, WA14 40F 3 0 0 0 2793 SILHOUETTE HOUSE, I22-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 B4-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 0 2793 DELENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 2103 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP			3	0	0	0
2595 LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ 3 0 0 2629 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 27790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 27793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA16 8TE 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0			3	0	0	0
2629 SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA 3 0 0 2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2774 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 5SH 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 27790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 0 2135 BOOTHROYD, 281 WASHOND, OLD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2565 530, STRETFOOR DROAD, OLD TRAFFORD, M16 9AF			3	0	0	0
2644 201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ 3 0 0 2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 27724 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 SSH 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 40F 3 0 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2567 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0			3	0	0	0
2706 LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR 3 0 0 0 2724 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 SSH 3 0 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN <td></td> <td></td> <td>3</td> <td>0</td> <td>0</td> <td>0</td>			3	0	0	0
2724 GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 5SH 3 0 0 2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 2790 SILHOUETTE HOUSE, 122-124 (ROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2793 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 0 2103 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2556 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 0 2576 18 STATION ROAD, ULD TRAFFORD, M41 5JN 2 0 0 0 0 2616 FAIRHAVEN, HALL ROA			3	0	0	0
2773 8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF 3 0 0 2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 STE 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 90Z 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 90Z 2 0 0 0 2517 42 BROOK AVENUE, TIMPERLEY, WA16 6SJ 2 0 0 0 0 2576 18 STATION ROAD, JURMSTON, M41 9JN 2 0 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 0			3	0	0	0
2790 SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL 3 0 0 0 2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 0 2799 LENNOX LEA HOTL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 0 0 <td></td> <td></td> <td>3</td> <td>0</td> <td>0</td> <td>0 0</td>			3	0	0	0 0
2793 84-90 HIGHER ROAD, URMSTON, M41 9AP 3 0 0 2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2			3	-	0	-
2799 LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ 3 0 0 0 1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2567 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, 2 0 0 0 2642 170 NORTHENDROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF			3	Ũ	0	0
1663 LAND AT ROTHESAY CRESCENT, SALE, M33 4NL 2 0 0 1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 2705 522 STRETFORD ROAD, ALTRINCHAM, WA14 3JY 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 <			3	0	0	0
1917 16 RYDAL DRIVE, HALE BARNS, WA15 8TE 2 0 0 2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 2719 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2			2	0	0	0
2135 BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP 2 0 0 0 2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 26616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2633 BOWDON, ALTRINCHAM, WA14 3AY 2 0 0 0 2633 BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 2719 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2			2	0	0	0
2473 210 ASHLEY ROAD, HALE, WA15 9SN 2 0 0 0 2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 2739 <td></td> <td></td> <td>2</td> <td>0</td> <td>0</td> <td>0</td>			2	0	0	0
2507 LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ 2 0 0 0 2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 0 <t< td=""><td></td><td></td><td>2</td><td>0</td><td>0</td><td>0</td></t<>			2	0	0	0
2565 530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF 2 0 0 0 2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27129 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 2739 2 HOMELANDS ROA			2	0	0	0
2571 42 BROOK AVENUE, TIMPERLEY, WA15 6SJ 2 0 0 0 2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 2739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0			2	0	0	0
2576 18 STATION ROAD, URMSTON, M41 9JN 2 0 0 0 2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 27734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 27735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 27739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0			2	0	0	0
2616 FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN 2 0 0 0 2621 42 FOWNHOPE AVENUE, SALE, M33 4RH 2 0 0 0 2633 DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 27729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 2739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0			2	0	0	0
262142 FOWNHOPE AVENUE, SALE, M33 4RH20002633DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY20002642170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE20002705522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF20002729GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW2000273442-44 BROOK ROAD, FLIXTON, M41 5RY2000273519 BLUEBERRY ROAD, BOWDON, WA14 3LS200027392 HOMELANDS ROAD, SALE, M33 4BE2000			2	0	0	0
2633DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY2002642170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE20002705522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF20002729GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW2000273442-44 BROOK ROAD, FLIXTON, M41 5RY2000273519 BLUEBERRY ROAD, BOWDON, WA14 3LS200027392 HOMELANDS ROAD, SALE, M33 4BE2000			2	0	0	0
2633 BOWDON, ALTRINCHAM, WA14 3JY 2 0 0 0 2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 <td< td=""><td>2621</td><td></td><td>2</td><td>0</td><td>0</td><td>0</td></td<>	2621		2	0	0	0
2642 170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE 2 0 0 0 2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0 0 0 0 2729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 0 2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 0 2739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0	2633		2	0	0	0
2705 522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF 2 0				•		•
2729 GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW 2 0 0 0 2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 <			2	-	0	0
2734 42-44 BROOK ROAD, FLIXTON, M41 5RY 2 0 0 0 2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0 0 0 0 2739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0 0			2	0	0	0
2735 19 BLUEBERRY ROAD, BOWDON, WA14 3LS 2 0			2	0	0	0
2739 2 HOMELANDS ROAD, SALE, M33 4BE 2 0 0 0			2	0	0	0
			2	0	0	0
2744 34 GREEN COURTS, GREEN WALK, BOWDON, WA14 2SR 2 0 0 0 0			2	•	0	0
	2744	34 GREEN COURTS, GREEN WALK, BOWDON, WA14 2SR	2	0	0	0

2751	39 - 42 INGLEBY COURT, STRETFORD, M32 8PY	2	0	0	0
2757	87 & 87A GEORGE STREET, ALTRINCHAM, WA14 1RN	2	0	0	0
2758	468 CHESTER ROAD, OLD TRAFFORD, M16 9HE	2	0	0	0
2760	3 BROOKLANDS ROAD, SALE, M33 3QH	2	0	0	0
2775	70A PARK ROAD, TIMPERLEY, ALTRINCHAM, WA14 5AB	2	0	0	0
2777	879 CHESTER ROAD, STRETFORD, MANCHESTER, M32 0RN	2	0	0	0
2780	92-94 PARK ROAD, TIMPERLEY, ALTRINCHAM, WA15 6TF	2	0	0	0
2784	340A MANCHESTER ROAD, ALTRINCHAM, WA14 5NH	2	0	0	0
2796	BARN ADJACENT TO 27 GREEN LANE, TIMPERLEY, WA15 8QP	2	0	0	0
1300-01	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, ALTRINCHAM, WA15 0NR	1	0	0	0
1767	LIMEHURST ST, MARGARETS ROAD, WA14 2	1	0	0	0
1838	LAND ADJ TO, 61 MERSEY ROAD, M33 6LF	1	0	0	0
1994	LAND BETWEEN 20 & 22 ST GEORGES CRESCENT, TIMPERLEY, WA15 6HG	1	0	0	0
2054-01	PORTLAND HOUSE, 431 CHESTER ROAD, M16 9HA	1	0	0	0
2162	BEECH TREES, 4A CHARCOAL ROAD, DUNHAM MASSEY, WA14 4RU	1	0	0	0
2314	6 BRIDGENORTH AVENUE, URMSTON, M41 9PA	1	0	0	0
2340	ORCHARD COURT, BAKER STREET, TIMPERLEY, WA15 7XH	1	0	0	0
2346	29 WESTBOURNE PARK, URMSTON, M41 0XR	1	0	0	0
2425	185 GROVE LANE, HALE, WA15 8LU	1	0	0	0
2435	GREENBANK HOUSE, 15 ALBERT SQUARE, WA14 2ND	1	0	0	0
2441	PADDOCK FARM, WELLFIELD LANE, WA15 7AD	1	0	0	0
2444	196 AND 198 MARSLAND ROAD, SALE, M33 3NE	1	0	0	0
			Ū	Ū.	Ū.
2445	LAND NORTH WEST OF THE JUNCTION OF ST MARGARETS ROAD AND GROBY ROAD	1	0	0	0
2455	38 BOW GREEN ROAD, BOWDON, WA14 3LE	1	0	0	0
2479	4 WESTBOURNE PARK, URMSTON, M41 0XS	1	0	0	0
2488	31 EYEBROOK ROAD, BOWDON, WA14 3LH	1	0	0	0
2509	LAND TO THE REAR OF 317 STOCKPORT ROAD, TIMPERLEY, WA15 7UE	1	0	0	0
2516	12-14 CROFTS BANK ROAD, URMSTON, M41 0TS	1	0	0	0
2547	LAND ADJ TO 34 DARNLEY STREET, OLD TRAFFORD, M16 9NF	1	0	0	0
2558	SPRINGFIELD COACH HOUSE, 3 HILLINGDON RD, STRETFORD, M32 8PB	1	0	0	0
2569	13A POPLAR ROAD, STRETFORD, M32 9AN	1	Õ	ů 0	0 0
2577	19 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1	Õ	Õ	Ő
2579	BAY MALTON HOTEL, 55 SEAMONS ROAD, ALTRINCHAM, WA14 5RA	1	Õ	Õ	Ő
2582	2 WOODSEND ROAD, FLIXTON, M41 8QT	1	Õ	Õ	Ő
2585	ONION FARM, WARBURTON LANE, WARBURTON, WA13 9TW	1	0	0 0	0
2586	18 UPPER CHORLTON ROAD, OLD TRAFFORD, M16 7RN	1	0	0	0
2601	80 BENT LANES, DAVYHULME, M41 8WY	1	0	0	0
2606	8 DARESBURY AVENUE, FLIXTON, M41 8GL	1	0	0	0
2608	2 NORWOOD ROAD, STRETFORD, M32 8PW	1	0	0	0
2609	28 KINGSWAY PARK, DAVYHULME, M41 7FB	1	0	0	0
2613	8 KINGS ROAD, SALE, M33 6GB	1	0	0	0
2617	1A CAMBRIDGE ROAD, HALE, WA15 9SY	1	0	0	0
2618	11 THE CRESCENT, ALTRINCHAM, WA14 4JN	1	0	0	0
2632	PICKFORD COURT, CLAYTON CLOSE, OLD TRAFFORD	1	0	0	0
2650	63 AYRES ROAD, OLD TRAFFORD, MANCHESTER, M16 9NH	1	0	0	0
2655	230 STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM, WA15 7UN	1	0	0	0
2657	134 ROSENEATH ROAD, URMSTON, M41 5AZ	1	0	0	0
2759	6B OLD MARKET PLACE, ALTRINCHAM, WA14 4NP	1	0	0	0
2660	6 CROFTS BANK ROAD, URMSTON, MANCHESTER, M41 0TS	1	0	0	0
2674	26 HIGHER ROAD, URMSTON, M41 9AP	1	0	0	0
2680	19 CHARLTON DRIVE, SALE, M33 2BJ	1	0	0	0
2681	LOW ACRE, 17 BARRY RISE, BOWDON, WA14 3JS	1	0	0	0
2687	CLAREMONT RESIDENTIAL HOME, 254 WASHWAY ROAD, SALE, M33 4RZ	1	0	0	0
2687 2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD, M32 0DX	1	0	0	0
2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD, M32 0DA LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME, M41 7WH.	1	0	0	0
2691	216 HALE ROAD, HALE, ALTRINCHAM, WA15 8EB	1	0	0	0
2692	1 LUCY STREET, OLD TRAFFORD, MANCHESTER, M15 4BX	1	0	0	0
2701	17 BEESTON ROAD, SALE, M33 5AQ	1	0	0	0
2/01	T DELOTON NOAD, DALE, 19100 DAW	I	0	0	U

2715	SILVERLANDS, DEVISDALE ROAD, ALTRINCHAM, WA14 2AT	1	0	0	0
2720	REED HOUSE FARM, GORSEY LANE, WARBURTON, WA13 9UB	1	0	0	0
2722	53 HIGHER ROAD, URMSTON, M41 9AP	1	ů 0	0	0
2723	10 PINEWOOD, BOWDON, WA14 3JQ	1	0	0	0
		1	0	0	0
2730	17 KIRKLANDS, SALE, M33 3SG	1	•	•	•
2731	1 RAGLAN ROAD, SALE, M33 4AN	1	0	0	0
2732	LAND ADJACENT TO 89 CROMWELL ROAD, STRETFORD, M32 8QJ	1	0	0	0
2742	THE WOMBLE INN, 61 SCHOOL ROAD, SALE, M33 7YF	1	0	0	0
2746	LAND TO THE EAST OF GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW	1	0	0	0
			Ũ	-	Ũ
2748	165A MARSLAND ROAD, SALE, M33 3WE	1	0	0	0
2755	12 GREENHILL AVENUE, SALE, M33 6LS	1	0	0	0
2761	138 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 2UN	1	0	0	0
2762	42 HALE ROAD, ALTRINCHAM, WA14 2EX	1	0	0	0
2763	LAND ADJACENT TO 37 THIRLMERE ROAD, PARTINGTON, M31 4PR	1	0	0	0
2764	LAND ADJ TO 5 MALLARD GREEN, ALTRINCHAM, WA14 5LL	1	0	0	0
2765	75 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1	0	0	0
2766	APARTMENT 3, SPRINGFIELD, 65 EDGE LANE, STRETFORD, MANCHESTER, M32 8PA	1	0	0	0
2767	487 CHESTER ROAD, OLD TRAFFORD, M16 9HF	1	0	0	0
2769	CHESHAM HOUSE, 101 CHURCH ROAD, URMSTON, M41 9FJ	1	0 0	0	0
2774	460 CHESTER ROAD, OLD TRAFFORD, M16 9HD	1	0	0	0
		1	0	0	0
2785	12 DERBYSHIRE ROAD SOUTH, SALE, M33 3JP	1	•	•	Ŭ
2786	9 CHAPEL LANE, HALE BARNS, WA15 0HN	1	0	0	0
2788	FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 5SJ	1	0	0	0
2792	109 WASHWAY ROAD, SALE, M33 7TY	1	0	0	0
2795	7-9 STRETFORD ROAD, URMSTON, M41 9JY	1	0	0	0
1455	TRAFFORD PRESS SITE, CHESTER ROAD, M16 9	0	116	0	0
1503	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU	0	36	0	0
1510	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	0	47	0	0
1310	EARD EAST OF FAILTINGTON SHOFFING CENTRE, OFFICENTIAL ROAD, FAILTINGTON	0	47	0	0
1530	FORMER MOSEDALES BRICKWORK S4, ENDS LANE	0	27	0	0
1552	HIGHER ROAD DEPOT AND ADJOINING SITE	0	22	0	0
1564	LAND AT STOKOE AVENUE	0	24	0	0
1566	LAND AT THE GORSE	0	13	0	0
1585	OAKFIELD ROAD/BALMORAL ROAD	0	45	0	0
1586	MAYORS ROAD/MANOR ROAD	0	0	18	0
1601-00	CIVIC QUARTER AAP	0	85	727	0
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	0	89	0	0
1601-03	CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW	0	35	0	0
1601-07		0	85	0	0
		•			
1601-08	CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE	0	340	320	0
1607	FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD	0	25	100	0
1608	FORMER BOAT YARD, EDGE LANE, STRETFORD	0	28	0	0
1609-00	WHARFSIDE, TRAFFORD PARK	0	800	960	786
1610-00	LAND AT LOCK LANE, PARTINGTON	0	101	0	0
1619	LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6	0	12	0	0
1623	289 HALE ROAD, HALEBARNS	0	31	0	0
1675	LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME	0	0	63	0
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	0	47	0	0
1696-02	LAND AT OAKFIELD ROAD (ALTAIR)MOSS LANE, WA15 8EP	0	85	0	0
1732	LAND AT AVONDALE ROAD	0	0	35	0
1888	GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL	0	107	0	0
	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD	C C			C C
1894-00	BOULEVARD, OLD BARTON	0	800	960	1240
1918	1 to 19, WASHWAY ROAD, M33 7AD	0	3	0	0
1934-2	LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	0	144	0	0
1934-2	19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN	0	5	0	0
		0	-	-	•
1978	STRETFORD MALL, CHESTER ROAD	0	50	0	0
1980	ESSOLDO CINEMA, EDGE LANE	0	10	0	0

1981	LAND AT NEWTON ST/LACY ST	0	80	0	0
1985	VICTORIA PARADE, URMSTON TOWN CENTRE	0	15	0	0
1986	LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE	0	19	0	0
2082	TRAFALGAR HOUSE, MANCHESTER ROAD	0	0	38	0
2084	MANSION HOUSE, MANCHESTER ROAD	0	30	0	0
2085	CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ	0	18	0	0
2086	BRITANNIA ROAD, INDUSTRIAL ESTATE	0	43	0	0
2096	LAND AT OAK ROAD, PARTINGTON	0	11	0	0
2121	LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD	0	10	0	0
2187	BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ	0	6	0	0
2234	PETROL STATION AND ADJ LAND AT 499 CHESTER ROAD, M16 9HF	0	106	0	0
2252	LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ	0	80	0	0
2293	THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ	0	14	0	0
2389	ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW	0	34	0	0
2465	119 HIGHER ROAD, URMSTON, M41 9BD	0	8	0	0
2581	LAND OFF BRUNSWICK STREET, STRETFORD	0	10	0	0
2587	VEHICLE REPAIR WORKSHOP, GREEN STREET, STRETFORD, M32 8ND	0	32	0	0
2666-00	STRETFORD AAP	0	0	619	0
2810	56 WASHWAY ROAD, SALE,	0	37	0	0
2811	SHAWE LODGE, BARTON ROAD, URMSTON	0	40	0	0
		4072	6006	E170	2454

	4273	6096	5170	2454

3.0 Completions 1 April 2021 to 23 November 2021

Site Address	Site	Ward	Area	Size	Unit Fla s s	at Hous s s	se Marke	et RSL PI	RA Reg Cent	re Inner Are	a South City Region	1 Bed Market	1 Bed Affordable	2 bed Market (Apartments)	2 Bed Market Houses (Family)	2 Bed Affordable (Apartments	Affordable	3 bed + (Market)	3 bed + (Affordable)	For House Flow Yearly Figures	Demolition	Conversion	Change of Use From	- Change of Use To	Prior Approval	s Temp Dwellir	ng Student Halls	Other communa Accommod
ER 1 LIBRARY, 405 STOCKPORT ROAD AND CAR PARK ON BAKER STREET, TIMPERLEY, WA15 7XR	2521 - 93987/FUL/18	Village	Altrinchar	m 0.46	2	9	15	14			29		4	15		10	(1 anni) /				no	no	no	no	no	no	no	no
ALEXANDRA HOUSE, 80 ST JOHNS ROAD, ALTRINCHAM, WA14 2LZ	2255 - 86989/FUL/15	Bowdon	Altrinchar	m 0.36	40 34	4 6					40	6		10				24			yes	no	no	no	no	no	no	no
FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	1988 - 95723/FUL/18	Longford	Stretford	d 2.91	12	12	12			12								12			no	no	no	no	no	no	no	no
LAND TO THE REAR OF THE OLD POLICE STATION AND GLADSTONE BUILDINGS ON STATION ROAD URMSTON	N 9, 2679 - 97899/FUL/19	Urmston	Urmston	0.2	5	5	5				5							5			no	no	no	no	no	no	no	no
22A GREEN LANE, SALE, M33 5PN	2570	Ashton Upon Mersey	Sale		1 1	1	1				1	1									no	no	B1a	C3	UNKNOWN	no	no	no
CLAREMONT RESIDENTIAL HOME, 254 WASHWAY ROAD, SALE, M33 4RZ LAND AT ROTHESAY CRESCENT, SALE, M33 4NL	2687 - 98962/FUL/19 1663 - 82896/FULL/2014	St Marys Broadheath	Sale Sale	0.14	1 1	1	1				1	1						2			no	no	no	no	no	no	no	care home
DERBY HALL, 20 KING STREET, STRETFORD, M32 8AE	2567 - 97324/FUL/19	Stretford	Stretford		1:	3	13			13	2	12		1				2			no	yes	A4	C3	no	no	no	no
42-44 BROOK ROAD, FLIXTON, M41 5RY	2734 - 100611/FUL/20	Flixton	Urmston	n 0.04	2 2	2	2				2			2							no	no	A1	Сз	no	no	no	no
2 NORWOOD ROAD, STRETFORD, M32 8PW	2608 - 91039/FUL/17	Longford Bucklow St	Stretford		1 1	۱ ۵	1		_	1				1	2			7			no	yes	no	no	no	no	no	no
Land at Heath Farm Lane, Partington	1823-05 - 94949/HYB/18	Martins	Partingtor		9	9				3					2			'						10	110	110		
1 BLUEBERRY ROAD, BOWDON, WA14 3LS Woodend , South Downs Road, Bowdon, WA14	2733 - 98815/FUL/19 2505 - 92760/FUL/17	Bowdon Bowdon	Altrinchan			1	1				1							1			yes -1 Yes -1	no no	no no	no no	no no	no no	no	no
3HE Horseshoe House. Davisdale Road. Altrincham.				_		1	1		-	-	1							1			Yes -1	00	00	no	00	no		00
WA14 2AT	2659 -97467/FUL/19 2571 - 94128/FUL/18	Bowdon	Altrinchan						_												Yes -1							
42 Brook Avenue, Timperley, WA15 6SJ 18 and 20 Broomfield lane, Hale, WA15 9AU	2612 - 96215/FUL/18	Broadheath Hale	Altrinchan		3 1		3				3							3			yes -1	no no	no no	no no	no no	no no	no	no
24 Broad Lane, Hale Barns, Altrincham, WA15 0DF	2554 - 93285/FUL/17	Hale Barns	Altrinchan	m 0.26	1	1	1				1							1			yes -1	no	no	no	no	no	no	no
170-180 upper choriton road, old trafford, M16					7	7	7		1	7		5		2		1					no	no	no	no	no	no	no	no
OBE.	2333 - 03013/1 0210	Clifford	Old Traffor		7 '							-		2									-					
08E. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 SSJ	2333 - 03013/1 0210	Clifford Clifford Flixton	Old Traffor Old Traffor Urmston	rd 0.003	7 ⁷ 2 2 1	1	2	1		2		2		1							no	no No	no B1a	no C3	no	no	no	no
08E. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLUXTON, M41 SSJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, JUMSTON, M41 9JQ	2758 - 101276/FUL/20	Clifford	Old Traffor	nd 0.003	1	1	2 1 5	1		2	1	2		1							no No No	no No No	B1a no	no C3 no	no Yes no	no no no	no no no	no no no
OBE. OBE. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 5SJ FIRST FLOOR AND SECOND FLOOR 22-24	2758 - 101276/FUL/20 2788 - 102649/PRO/20	Clifford Flixton Urmston Longford	Old Traffor Urmston	n 0.03	1	1 5 2 9	2 2 5 31	1		2	1	3		1 2 22	8			1			No No No	No No No		1		no no no no	no	no
0BE. 468 CHESTER ROAD, OLD TRAFFORD, MIG 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 5SJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9IQ FORMEN TIRKON STRE, TALBOT ROAD, STRETFORD, M32 0XX Land at Heath Farm Lane, Partington	2758 - 101276/FUL/20 2788 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18	Clifford Flixton Urmston Longford Bucklow St Martins	Old Traffor Urmston Urmston Stretford Partingtor	n 0.003 n 0.03 d 2.91 n 29	1 5 ⁵ 31 2 4	1 5 2 9 4	31	1		2	1	3		1 2 22	8			1	4		No No No No	No No No No	no no no	no no no	no no no	no	no	no
08E. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLUXTON, M41 SSJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, JURMSTON, M41 9JQ FORMER ITRON SITE, TALBOT ROAD, STREFFORD, M32 DXX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa	2758 - 101276/FUL20 2788 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2807 - 97149/PRO/19	Clifford Flixton Urmston Longford Bucklow St	Old Traffor Urmston Urmston Stretford Partingtor Sale	n 0.03 n 0.03 d 2.91 n 29 0.32	1 5 31 2 4 31 3	1 5 2 9 4	1 5 31 31	1		31	1 5 4 31	3		1 2 22 10	8			1	4		No No No No No	No No No No No	no	no	no no Yes	no	no	n
08E. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE ER 2 FIRST FLOOR 117 MOORSIDE ROAD, FLUXTON, M41 5SJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 91Q FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 00X Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Streetord 879 Chester road, Streetord, M32 0RN	2758 - 101276/FUL/20 2758 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20 2777 - 102066/FUL/20	Clifford Flixton Urmston Longford Bucklow St Martins priory Gorse Hill Gorse Hill	Old Traffor Urmston Urmston Stretford Partingtor Sale Stretford	rd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.21 d 0.036	1 5 5 31 2 4 31 3 10 11 2 2	1 5 2 9 4 1 0 2	1 5 31 31 10 2	1		2 31 10 2	1 5 4 31	3		1 2 22 22	8			1	4		No No No	No No No	no no B1a no D1	no no C3 no C3	no no No Yes no No	no no no no no	no no no no no	n n n n
08E. 468 CHESTER ROAD, OLD TRAFFORD, M15 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 5SJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, UBMSTON, M41 9/Q FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 DXX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m53 7aa Land to lihe North of Station Road, Streetord 879 Chester road, Streetord, M32 DRN 2 Brigher road, Utrnston	2758 - 101276/FUL/20 2788 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20	Clifford Flixton Urmston Longford Bucklow St Martins priory Gorse Hill	Old Traffor Urmston Urmston Stretford Partingtor Sale Stretford	rrd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.21 d 0.036 n 0.02	1 5 31 2 4 31 31 31 31 3 10 11 10 12 2 2	1 5 2 9 4 1 0	1 5 31 31 10	1			1 5 4 31 2 1	3		1 2 22 22	8			1	4		No No	No No	no no no B1a no	no no C3 no	no no No Yes no	no no no	no no no no	
08E. 468 CHESTER ROAD, OLD TRAFFORD, MIS 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 5SJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, UNIMSTON, M41 9HO FORMER ITRON SITE, TALBOT ROAD, STREFFORD, M32 OX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Stretford 879 Chester road, Stretford, M32 ORN 26 higher road, Utreston 6 Crofts bank, urmston, BROWN STREET CAR PARK, BROWN	2758 - 101276/FUL20 2788 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20 2777 - 102066/FUL/20 2674 - 98378/FUL/19	Clifford Flixton Urmston Longford Bucklow St Martins priory Gorse Hill Gorse Hill Urmston	Old Traffor Urmston Stretford Partingtor Sale Stretford Stretford	rd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.21 d 0.036 n 0.02 n 0.02	1 5 31 2: 4 31 31 2 2 2 2 2 1	1 5 2 9 4 1 0 2 2 1	1 5 31 10 2 2 1	1			2 1	3	9	1 2 22 22	8			1	4		No No No	No No No	no no B1a no D1 no	no no C3 no C3 no	no no No Yes no no no no	no no no no no no no	no no no no no no	n
08E. 468 CHESTER ROAD, OLD TRAFFORD, M15 9HE ER 2 FIRST FLOOR 177 MOORSIDE ROAD, FLUXTON, M41 SSJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, JURMSTON, M41 9JQ FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 DXX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Stretford 879 Chester road, Stretford, M32 ORN 26 higher road, Urmston, 6 Crofits bank, urmston, BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM, WA14	2758 - 101276/FUL/20 2758 - 101276/FUL/20 2758 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20 2777 - 102066/FUL/20 2674 - 98378/FUL/19	Cilford Flixton Urmston Longford Bucklow St Martins Priory Gorse Hill Gorse Hill Urmston	Old Traffor Urmston Urmston Stretford Partingtor Sale Stretford Stretford Urmston Urmston	rd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.21 d 0.036 n 0.02 n 0.02 m 0.22	1 5 5 31 2 4 31 3 10 11 2 2 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 2 2 2 1 1 2 1 2 2 2 2 2 2 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2	1 2 9 4 1 0 2	1 5 31 31 10 2 2	1			2 1 22	3	9	1 2 22 22	8			1	4		No No No No	No No No No	no no B1a no D1 no B1A	no no c3 no c3 no c3 no c3	no no Yes no no no no no	no no no no no no	no no no no no no no	n n n n n
OBE. 468 CHESTER ROAD, OLD TRAFFORD, M15 9HE ER 2 FIRST FLOOR AND SECOND FLOOR 22-24 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9IQ FORMER ITRON SITE, TALBOT ROAD, STREIFORD, M32 0XX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Streford 879 Chester road, Streford 879 Chester road, Streford 879 Chester road, Streford, M32 0RN 26 higher road, Urmston 6 Crofis bank, urmston, BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM 19A THE DOWNS, ALTRINCHAM, WA14 20D	2758 - 101276/FUL/20 2758 - 101276/FUL/20 2758 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20 2777 - 102066/FUL/20 2674 - 98378/FUL/19 2660 - 97968/FUL/19 2434 - 95514/FUL/18 2589 - 95245/COU/18	Cifford Flixton Urmston Longford Bucklow St Martins Priory Gorse Hill Gorse Hill Urmston Urmston Hale Central	Old Traffor Urmston Stretford Partingtor Stretford Stretford Urmston Urmston	rd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.21 d 0.21 d 0.036 n 0.02 m 0.22 m 0.21	1 5 31 2 4 31 2 2 2 2 2 2 2 2 2 2 2 2 1 1 2 2 2 2 2 1 1 2 1 1 2 1 2 2 2 1 1 2 1 2 1 1 2 2 1 1 1 2 2 2 2 2 2 2	1 5 2 9 4 1 0 2 2 1	1 5 31 10 2 2 1	1 4 4 1 1 2 1 2			2 1		9	1 2 22 22	8	3		1	4		No No No No No	No No No No No	no no B1a no D1 no B1A no	no no C3 no C3 no C3 no C3 no	no no Yes no no no no no no	no no no no no no no no	no no no no no no no no	
08E. 468 CHESTER ROAD, OLD TRAFFORD, M15 9HE ER 2 FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, UNIMSTON, M41 95J FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, UNIMSTON, M41 9HQ FORMER ITRON SITE, TALBOT ROAD, STREFTORD, M32 00X Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Streetord 879 Chester road, Streetord, M32 0RN 26 higher road, Unreston 6 Crofts bank, urmston, BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM, WA14 19A THE DOWNS, ALTRINCHAM, WA14 10E 9-313 washway road, Sale, M33 7AD	2758 - 101276/FUL/20 2788 - 102649/PRO/20 2788 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100266/FUL/20 2677 - 96378/FUL/19 2660 - 97968/FUL/19 2660 - 97968/FUL/19 2434 - 95514/FUL/18 2589 - 95245/COU/18 2635 - 9549/FUL/18	Cifford Flixton Urmston Longford Bucklow St Martins Dirory Gorse Hill Gorse Hill Urmston Urmston Hale Central Bowdon Altrincham priory	Old Traffor Urmston Stretford Partingtor Stretford Stretford Stretford Urmston Urmston Altrinchar Altrinchar Sale	rd 0.003 n 0.03 d 2.91 n 29 0.32 d 0.03 d 0.036 n 0.02 m 0.02 m 0.02 m 0.01 m 0.02 0.09	1 5 5 5 31 2 4 10 31 3 10 11 2 2 1 1 22 1 11 22 1 1 22 1 4 4 6 6 8 8	1 2 9 4 1 0 2 2 1 2 1 2 10 4 6 3	1 5 31 10 2 2 1 10 4 6 8				2 1 22 4 6 8	2	9	1 2 22 22	8	3		1	4		No No No No No No No	No No No No No Yes No	no no B1a D1 no B1A no no	no no C3 no C3 no C3 no C3 no no no	no no Yes no no no no no no no no	no no no no no no no no no no no no	no no no no no no no no no no no	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
08E. 468 CHESTER ROAD, OLD TRAFFORD, M16 9HE ER 2 FIRST FLOOR 117 MOORSIDE ROAD, FLUXTON, M41 SSJ FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, JURMSTON, M41 SJQ FORMER ITRON STF, TALBOT ROAD, STRETFORD, M32 0XX Land at Heath Farm Lane, Partington 77-79 cross street, sale, m33 7aa Land to the North of Station Road, Streetford 879 Chester road, Stretford, M32 0RN 26 higher road, Urmston, BROWN STREET CAR, PARK, BROWN STREET, FALLE, ALTRINCHAM 19A THE DOWNS, ALTRINCHAM, WA14 20D 1 Market Street, Almincham, WA14 10E 9-13 washway road, Sale, M33 ABE	2000 - 0001,81 021 03 2758 - 101276/FUL/20 2758 - 102649/PRO/20 2736 - 99670/FUL/19 1988 - 95723/FUL/18 1823-05 - 94949/HYB/18 2607 - 97149/PRO/19 2672 - 100629/RES/20 2777 - 102066/FUL/20 2674 - 98378/FUL/19 2643 - 95514/FUL/18 2689 - 95245/COU/18 2653 - 95499/FUL/18 1918-1 - 86213/FUL/18 1918-1 - 86213/FUL/18	Cifford Flixton Urmston Longford Bucklow St Marins priory Gorse Hill Urmston Urmston Hale Central Bowdon Altrincham priory Brocklands	Old Traffod Urmston Stretford Stretford Stretford Stretford Urmston Altrinchar Altrinchar Sale Sale	rd 0.003 n 0.03 1 0.03 1 2.91 n 29 0.32 0.21 d 0.32 d 0.21 d 0.036 n 0.02 m 0.22 m 0.01 m 0.02 0.01 m 0.02 0.01	1 5 5 5 31 2 4 10 31 3 10 11 2 2 1 1 22 1 11 22 1 1 22 1 4 4 6 6 8 8	1 5 2 9 4 1 0 2 2 1 2 2 1 2 2 10 4 6	31 31 31 10 2 2 2 1 1 10 4 6 8 8 2	1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			2 1 22 4 6	2	9	1 2 22 22	8	3		1	4		No No No No No No	No No No No No Yes No No	no no B1a no D1 no B1A no no D2/B1a no no	no no no C3 no C3 no C3 no no C3 no no C3 no no C3 no no c3 no no C3 no no c3 no no c3 no no c3 no no no c3 no no c3 no no c3 no no c3 no no c3 no no c3 no no c3 no no c3 c3 no no c3 c3 no no c3 c3 no no c3 c3 no no c3 no no c3 no no c3 no no no c3 no no no c3 no no no no no no no no no no no no no	no no no Yés no no no no no no no no no no no	no no no no no no no no no no no no	no no no no no no no no no no no no no n	
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Application Ref	Location	Proposal	Decision	units
100270/FUL/20	Land Bound By Elsinore Road And Skerton Road Stretford M16 0WF	Erection of a residential development (Use Class C3) for 367 units comprising five blocks between 6 and 10 storeys with associated access, parking and landscaping.	Approved with Conditions 5 May 2021	367
103729/RES/21	Harry Lord House 120 Humphrey Road Old Trafford Manchester M16 9DF	Approval of reserved matters (landscaping), pursuant to planning permission 101155/OUT/20 for the conversion of the building to create 66 studio student apartments with a proposed single storey front extension, loft conversion and external alterations including raising roof height with dormer windows installed.	Approved with Conditions 2 June 2021	66
98438/FUL/19	Mayfield House, Danefield Road And The Lodge, Dane Road, Sale	Demolition of an existing buildings and erection of a four storey detached building to accommodate 29 residential apartments, with associated car parking, access from Danefield Road and landscaping (resubmission of 92718/FUL/17).	Approved with Conditions 29 April 2021	29
101010/FUL/20	Former Engine House (also Previously Known As Power House And Boiler House, Norman Road, Altrincham WA14 4ES	Application for demolition of the existing boiler/engine house and the erection of a replacement building which incorporates the re-built canal side gable and the west side entrance bay and 12No. two-bed apartments with 3 storey extension to the west to incorporate 6No. apartments.	Approved with Conditions 17 November 2021	18
101163/FUL/20	St Johns Medical Centre St Johns Road Altrincham WA14 2NW	Change of use and conversion of former medical centre into five dwellings, works to include: erection of single and two storey side and rear extensions plus basement and replacement rear dormers following demolition of existing side extensions and outbuilding; roof alterations; installation of eyelet windows on front façade; and other elevational alterations; as well as erection of car port at rear and associated landscaping works.	Approved with Conditions 16 August 2021	5
102874/FUL/20	Parkfield 8 Groby Place Altrincham WA14 4AL	The demolition of the existing dwelling, and the erection of five dwellings, together with access, parking, drainage, landscaping, and other associated works.	Approved with Conditions 18 October 2021	5
103236/FUL/21	51 - 53 Borough Road Altrincham WA15 9RA	Demolition of the existing buildings on site and the erection of 4no. 3 bedroom townhouses with off-street parking, bin storage and private external amenity space.	Approved with Conditions 23 July 2021	4

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104859/FUL/21	19, 25, 27 _ 33 Edge Lane Stretford Manchester M32 8HN	Change of use of ground and lower ground floor office units to four residential units, alterations to elevations and new front boundary wall	Approved with Conditions 19 November 2021	4
103948/FUL/21	340A Manchester Road Altrincham WA14 5NH	Conversion of the first floor offices and loft space into 3no self-contained apartments with associated external alterations including new access and dormers to the rear.	Approved with Conditions 11 June 2021	3
104405/FUL/21	34 Green Courts Bowdon WA14 2SR	Change of Use of Dwellinghouse into 3 Residential Units with the erection of a two-storey side extension, including minor alterations to existing elevations and the creation of two new bin stores.	Approved with Conditions 17 November 2021	3
104907/FUL/21	17 Kirklands Sale M33 3SG	Conversion of one dwelling into two separate dwellings with front and rear single storey extension and other associated alterations including landscaping.	Approved with Conditions 2 August 2021	2
104974/FUL/21	Plot To The Rear Of 3 Brooklands Road, Sale, M33 3QH Facing Onto Brooklands Crescent.	Erection of two dwellinghouses with associated landscaping.	Approved with Conditions 18 October 2021	2
104990/FUL/21	85 George Street Altrincham WA14 1RN	Change of use of first and second floors to form two residential units with a retail unit at ground floor level, installation of doors to rear and installation of rooflight to rear outrigger.	Approved with Conditions 29 October 2021	2
105422/FUL/21	201 Ashley Road Hale Altrincham WA15 9SQ	Change of Use from bank (formerly A2 Use Class) to flexible commercial use within Class E of the Use Classes Order (as amended) at ground floor level, and 2no. self-contained apartments at first and second floor level. Demolition of existing ground, first floor and second floor rear elements, basement works and erection of part-single/part-two/part-three storey side and rear extensions, together with roof alterations and accommodation within the roof space. Access to rear and integral garaging to be provided via existing rear access road off Leigh Road.	Approved with Conditions 23 September 2021	2
104755/FUL/21	58 Moss Road Stretford Manchester M32 0AY	Change of use of the existing dwellinghouse into 2no apartments following conversion of the existing garage. External alterations to include render of the front elevation and alterations to windows and doors (part retrospective)	Approved with Conditions 26 July 2021	2
104141/PRO/21	183 Cross Street Sale M33 7JG	Change of use of basement and ground floor office (Use Class B1(a)) to residential (Use Class C3) to create 1no. x1 bed studio and 1no. x2 bed	Prior Approval Approved 28 May 2021	2

				Page 28
		apartment. Application for determination as to whether prior approval is required under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).		
104174/FUL/21	39 Heyes Lane Timperley WA15 6EF	Erection of 2 no. 5 bed dwelling houses following demolition of existing property.	Approved with Conditions 29 June 2021	2
103811/FUL/21	12 Wellington Road Timperley WA15 7RE	Erection of 2 no dwellings following demolition of existing dwelling.	Approved with Conditions 30 June 2021	2
100279/FUL/20	Rear Of 132-138 Barton Road Stretford Manchester M32 9AE	Demolition of existing retail/office building and erection of 2No. semi-detached properties to provide care accommodation.	Approved with Conditions 16 August 2021	2
99487/FUL/19	9 Bow Green Road Bowdon Altrincham WA14 3LX	Erection of a new pair of semi-detached houses and demolition of the existing dwelling	Approved with Conditions 12 July 2021	2
99784/FUL/20	394 Washway Road Sale M33 4JH	First floor extension and creation of an additional (second) apartment with new metal walkway and balustrade. Addition of cycle store at ground floor level.	Approved with Conditions 20 September 2021	1
99807/FUL/20	119 Higher Road Urmston Manchester M41 9BD	Demolition of building to front of site and erection of a part three storey part two storey building consisting of a commercial use (office/retail - Use Class E) at ground floor and a duplex apartment at first and second floors, the latter including an enclosed first floor rear terrace with dual pitch roof, together with other works to the wider site including the erection of a new wall along the rear boundary in place of double gates, the raising in height of the brick wall to part of rear and side (north-west) boundary wall and installation of new mechanically operated main entrance gates and pedestrian gate to front boundary.	Approved with Conditions 12 October 2021	1
100505/FUL/20	21 Little Ees Lane Sale M33 5GT	Demolition of existing buildings and erection of a bungalow.	Approved with Conditions 17 September 2021	1

		-	Approved with	Page 29			
101470/FUL/20	Land At The Rear Of 3 Cromwell Road/Edge Lane Stretford Manchester M32 8GH	The erection of a single storey bungalow and widening of the existing access with associated parking (following demolition of garage)	1				
102518/FUL/20	70 - 72 Washway Road Sale M33 7RE	Change of use of the ground floor from takeaway to retail/office space (Class E), change of use of the first and second floor to a 3 bed residential property with a new entrance to the rear following demolition of the existing single storey rear store area.	1				
102734/FUL/20	Turpins Hollow Dunham Road Altrincham WA14 4SR	Demolition of existing dwelling and outbuilding and erection of replacement dwelling with attached garage and integrated landscape proposals.	1				
102943/FUL/20	14 Stanhope Road Bowdon WA14 3JY	Demolition of the existing property and erection of one new detached dwelling and associated works.	1				
103141/FUL/21	29 Stamford Street Altrincham WA14 1EX	Change of use of ground floor from A2 (financial and professional services) to C3 (dwelling house) and installation of new double glazed timber framed windows.	1				
103173/FUL/21	8 The Downs Altrincham WA14 2PU	Change of use of the first and second floors to 1no apartment, erection of single storey side and rear extension, external alterations and creation of a cycle/bin store.	Approved with Conditions 14 May 2021	1			
103365/FUL/21	39 Eaton Road Bowdon WA14 3EH	Demolition of existing two storey side extension and attached double garage and the construction of one dwellinghouse with associated car parking for the existing and proposed dwelling.	Approved with Conditions 28 May 2021	1			
103366/FUL/21	White Oaks Bollinway Hale Barns WA15 0NZ	Erection of new detached house with associated parking and landscape works following demolition of existing house.	1				
103397/FUL/21	1 Belgravia Gardens Hale Barns WA15 0JT	Erection of a new detached dwelling on land to side of 1 Belgravia Gardens, with associated parking and garden areas.	Approved with Conditions 12 April 2021	1			
103419/FUL/21	46 - 50 Railway Street Altrincham WA14 2RE	Erection of a two storey building comprising a ground floor mixed used commercial and businessApproved with Conditions1floorspace (Use Class E), with a single residential apartment (Use Class C3) above, together with27 July 20211					

				Page 30				
		associated works following the retention of the existing facade, the outward and upward extension of the existing archway.		¥				
103434/FUL/21	2 Wendover Road Urmston M41 9BY	Proposed conversion and extension of an existing ground floor studio flat into a duplex 1 bedroom flat at ground and basement level to include lightwells to front elevation and a single storey rear extension	Approved with Conditions 8 May 2021	1				
103636/FUL/21	Halfacre 7 Broadway Hale Barns WA15 0PF	Demolition of existing dwelling and erection of a new replacement dwelling. (Renewal of permission 93287/FUL/17)	1					
103854/FUL/21	16 Church Street Altrincham WA14 4DW	Conversion of upper floors to 1 no. self-contained residential apartment and erection of single storey rear extension.	residential apartment and erection of single storey Conditions 1					
104139/PRO/21	181 Cross Street Sale M33 7JG	Change of use of basement and ground floor office (Use Class B1(a)) to residential (Use Class C3) to create 1 bed studio. Application for determination as to whether prior approval is required under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).	1					
104290/FUL/21	117 Wood Lane Timperley WA15 7PG	Demolition of existing dwelling and garage and erection of a replacement 1.5 storey dwelling and garage with associated landscaping.	1					
104312/FUL/21	Marmion House 19 Rappax Road Hale Barns Altrincham WA15 0NX	Demolition of existing buildings and replacement with a detached dwelling and associated landscaping.	Approved with Conditions 20 September 2021	1				
104548/PRO/21	48 School Road Sale M33 7XE	Change of use of first and second floor from offices to one residential appartment. Application for determination as to whether prior approval is required for change of use from Offices (Class B1(a)) to Dwellinghouses (Class C3) under Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015.	Prior Approval Approved 20 July 2021	1				
105426/PRO/21	71 Woodfield Road Altrincham WA14 4ET	Change of use of offices (B1) on first and second floor to be converted into 3 bed apartment. Application for determination as to whether prior approval is required under The Town and Country Planning (General Permitted Development)Prior Approval Approval 17 September 2021						

				Page 31
		(England) Order 2015 (as amended) Schedule 2, Part 3, Class O.		
105934/COU/21	52 North Lonsdale Street Stretford M32 0PG	Change of use from C3 (2 bed dwelling) to C4 (3 bed House in Multiple Occupation HMO)	Approved with Conditions 18 November 2021	1

Full Permissions – 546 units (gross)

Outlines

Application Ref	Location	Proposal	Decision	units
104192/OUT/21	Former 1-3 Old Crofts Bank Davyhulme Manchester M41 7AA	Outline application with all matters reserved for erection of 6 no. dwelling houses with associated external works, car parking and landscaping.	Approved with Conditions 14 July 2021	6
103057/OUT/20	9 Bow Green Road Bowdon Altrincham WA14 3LX	Outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Bow Green Road following demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved.	Approved with Conditions 10 September 2021	2

Outline – 8 units

5.0 Comparison Table

	Trafford Housing Land Supply - TMBC	
	Position at 1/4/21	
а	LHN target pa	1,377
b	LHN target pa +20%	1,652.40
С	LHN target + buffer to 30/3/26	8,262
d	Deliverable homes to 30/3/26	4273
e	No. years supply	2.58
f	Shortfall	3989
	Changes 1/3/21 to 30/11/21	
g	Homes approved 1/3/21 to 30/11/21	552
h	Other homes now considered deliverable	2870
i	Completions 1/3/21 to 30/11/21	410
	Position at 30/11/21	
j	LHN target pa	1,377
k	LHN target pa +20%	1,652.40
I	LHN target + buffer to 30/11/26	8,262
m	Deliverable homes to 30/11/26 [d+g+h-i]	7285
n	No. years supply	4.41
0	Shortfall	977

	Trafford Housing Land Supply - WSP	
	Position at 1/4/21	
а	LHN target pa	1,377
b	LHN target pa +20%	1,652.40
с	LHN target + buffer to 30/3/26	8,262
d	Deliverable homes to 30/3/26	4273
е	No. years supply	2.58
f	Shortfall	3989
	Changes 1/3/21 to 30/11/21	
g	Homes approved 1/3/21 to 30/11/21	552
h	Other homes now considered deliverable	1125
i	Completions 1/3/21 to 30/11/21	410
	Position at 30/11/21	
j	LHN target pa	1,37
k	LHN target pa +20%	1,652.40
I	LHN target + buffer to 30/11/26	8,262
m	Deliverable homes to 30/11/26 [d+g+h-i]	5540
n	No. years supply	3.35
0	Shortfall	2,722

Trafford Data SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	WSP data Status	Application ref (if applicable)	Total capacity (as per permission or allocation)	Completions 1/4/21 to 30/11/21	<5 Years	
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	526	0	0	(0 Full permission	93779/FUL/18	526	0	526	
1607 1610-01 1610-02 1601-10	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF LAND AT LOCK LANE, PARTINGTON LAND OFF HALL LANE, PARTINGTON 64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE	367 298 151 149	0	0		0 Full permission Full permission Full permission 0 Full permission	100270/FUL/20 100110/RES/20 100109/FUL/20 101044/FUL/20	367 298 151 149	0 0 0 0	367 298 151 149	
2725 1601-01	AND MANOR AVENUE MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	114	149 0	0		0 Hybrid permission 0 Full permission	100206/HYB/20 84703/FUL/15	79 89	0	79 79 89	9 dwellings have full planning permission
2369 1561 2144 1568 1688	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot) FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	89 84 75 68 49 47	0 0 0 0 0 0	0 0 0 0 0		 0 Full permission 	102822/FUL/20 97897/FUL/19 88883/FUL/16 93153/FUL/17 91948/FUL/17	84 75 60 49 47	0 0	84 75 68 49 47	
2605-01	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	33	0	0		0 Full permission	98606/FUL/19	33	0	33	
2747	50-78 HIGHER ROAD, URMSTON, M41 9AP	31	0	0	(0 Full permission	99619/FUL/19	31		31	
2805 1292	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	29 24	0	0		0 Full permission 0 Full permission	98438/FUL/19 86263/FUL/15	29 24	0	29 24	
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0			0 Full permission	97677/FUL/19	11		11	
TOTAL CUD	Harry Lord House	66				Full permission	103729/RES/21	66		66	
TUTAL SUP	PLY ON SITES WITH FULL PLANNING PERMISSION					Pending S106 (Full)				2176	
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	0	0		0	94986/FUL/18	202	0	202	
1596	PLY ON SITES PENDING S106 LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	363	0	0		0 Under construction	90991/FUL/17	363	89	202	
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282	0	0		0 Under Construction	95723/FUL/18	282	130	152	
1823-05 2310-02	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	250 174	173 0	177 0		0 Under construction 0 Under construction	94949/HYB/18 90711/FUL/17	600 174		231 174	
1542-01	L & M SITE PHASE 1, NORMAN ROAD	147	0	0		0 Under construction	82014/FULL/2013	147		72	
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177			Under construction	88439/HYB/16	277	0	100	
1582	REGENT ROAD CAR PARK, ALTRINCHAM	70	0	0		0 Under construction	93171/FUL/17	70	0	70	
2693	LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY	30	0	0		0 Under construction	98764/FUL/19	30	0	30	
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE 319-365 NORRIS ROAD, SALE, M33 2UP	29 24	0	0		0 Under construction	95548/FUL/18	29	0	29 29	
1640 2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	24 15	0	0		0 Under construction 0 Under Construction	90332/FUL/17 98267/FUL/19	29 15	0	29 15	
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	ő		0 Under construction	93133/FUL/17	10	Ő	10	
MAXIMUM S	UPPLY ON SITES UNDER CONSTUCTION									1186	
	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE A TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD	AND MANOR A	/ENUE							22	
1894-00	BOULEVARD, OLD BARTON	350	450	800	140	0 Outline permission	85282/OUT/15	3000	0	350 LF	PA have provided evidence of funding depe
	PLY ON SITES WITH OUTLINE PERMISSION									372	
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110		0		0 Prior approval	100392/PRO/20	110		110	
2671 2605	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	96 51	0	0		0 Prior approval 0 Prior approval	95981/PRO/18	96 62	0	96 62	
2003	Sunningdale House	51	0	Ū			35301/11(0/10	02	0	12	
2843	94B TALBOT ROAD, OLD TRAFFORD	25	0	0		0 Prior approval	100392/PRO/20	25	0	25	
TOTAL SUP	PLY FROM PRIOR APPROVALS									305	
	Kellogg's							750		395	
	Stretford Mall							800		150 161	
	Pomona Shawe Lodge							161 27		27	
	Bold Street							143		143	
OTHER SITE	ES									876	
	Maximum Deliverable Supply (major developments) Maximum Deliverable Supply (minor developments) Maximum Supply	5117 423 5540									

LHN Target per	1,377
year LHN Target per	
year + 20% buffer	1,652.40
LHN Target	
2021-2026 +	8,262
20% buffer	
Deliverable	
housing land	5.540
supply 2021-	5,540
2026	
Number of	
years supply	
calculation	3.352699104
(5,540 ÷	
1,652.4)	

Comments

ependent on RM completion within five years

7.0 Council's further information on Kellogg's site



Clarence House Clarence Street Manchester M2 4DW 0161 832 7601 glenbrookproperty.co.uk info@glenbrookproperty.co.uk

FAO: Rebecca Coley Head of Planning Trafford Council Trafford Town Hall Talbot Road Stretford M32 0TH

28th January 2022

Dear Rebecca

Lumina Village – Outline Delivery Programme

Further to our recent pre-app discussions, below is a summary of the intended outline programme for the delivery of the proposed 630 residential units at Lumina Village.

- Submission of Reserved Matters application 31st March 2022.
- Reserved Matters approval end June/early July 2022.
- Building Contract/s procurement January through to June 2022.
- Start on Site Q3 2022.
- Construction period 36 months.
- Target completion date Q3 2025.

Yours sincerely,

boe

Stuart McCrone PROJECTS DIRECTOR

PRE-APP PRESENTATION

LUMINA VILLAGE

27.01.22



CONTENTS

- 1.0 Background
- 2.0 Summary of Previous Pre-App
- 3.0 Proposed Masterplan
- 4.0 Townhouses
- 5.0 Block D (formerly Block G)
- 6.0 Block B
- 7.0 Block A
- 8.0 3D Views
- 9.0 Options
- 10.0 Thankyou & Discussion

1.0 BACKGROUND

1.0 Outline Planning Design Principles Key Factors



Character & Context Permenance Longevity 'Family' Resemblance



Materiality Teracotta Tones Brick & Concrete Crafted Metalwork



Order & Composition Base / Middle / Top Key Datums



Depth & Relief Solidarity & Texture Window depth Internal Balconies



Brick Accents Local Character Quality Crafted Detailing



Expressed Openings

Change in material Special Brick Details



Legible Frontages

Clarity Activity Consistency



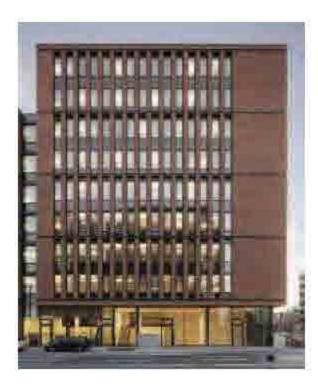
Facade Expression

Rhythm Civic Character Grid and wall

2.0 SUMMARY OF PREVIOUS PRE-APP

2.1 Precedents

Solid Wall





Conventional Frame





Playful Frame











Solid Wall

Conventional Frame

Playful Frame



Block G





Townhouses

Block B

2.4 Facade Combinations Block A



Combination 01 A1, A2, A3, A4 Solid Wall



Blocks A & B - Combination 03 A1, A3 Solid Wall - A2, A4 Conventional Frame



A1, A2, A3, A4 Conventional Frame



Combination 04 A1, A3 Solid Wall - A2, A4 Playful Frame

2.5 Trafford Council Feedback

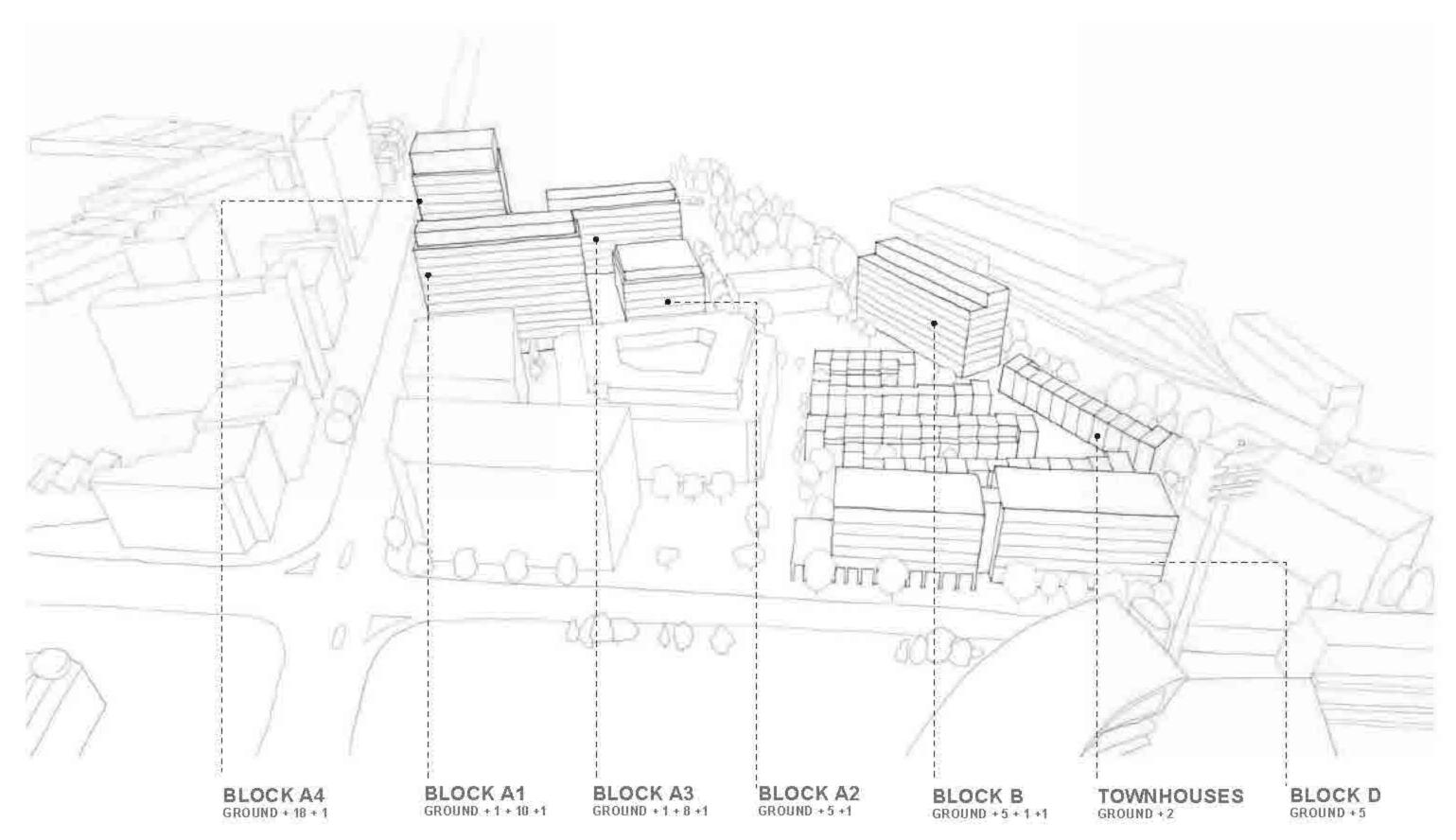
- Townhouses to follow precedent of Timekeepers Square: consistent orientation, regimented elevations, test pitch roofs
- Block G (Conventional Grid) well received, particularly as brick colour changes from one wing to the other
- Blocks A1/A3 (Solid Wall) well received, good articulation of townhouses at GF/ 1st
- Blocks A2/A4 and B (Playful/ Conventional Frame) well received. Open to a combination or a hybrid of concepts.

Other key points

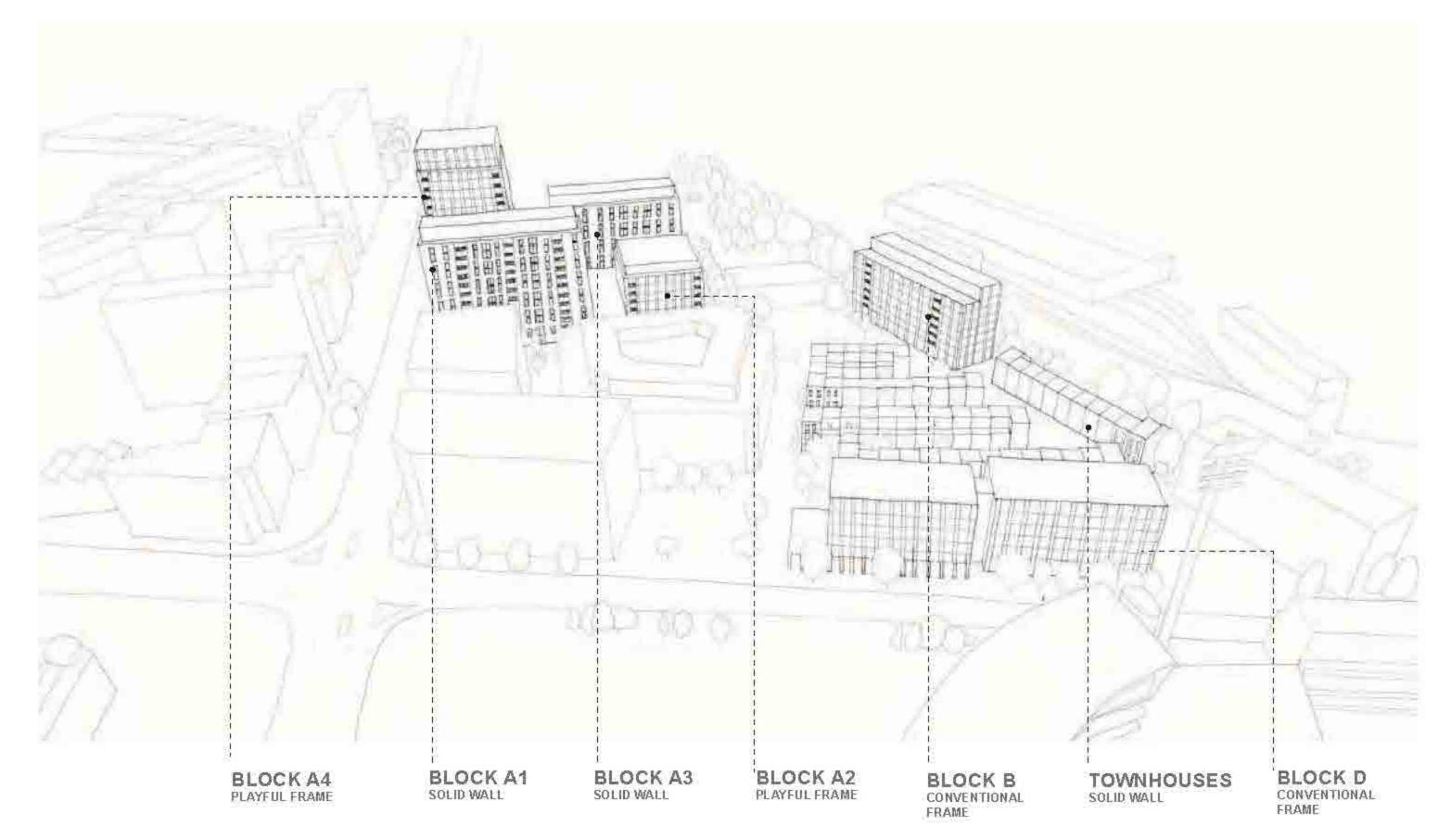
- Weathering/ maintenance of infill panels keen to review options
- Depth of reveals open to black linings and some tolerance on exact depth (no brick dims), but no "flat" façade
- Balconies appear OK with partially inset, black metal railings

3.0 PROPOSED MASTERPLAN

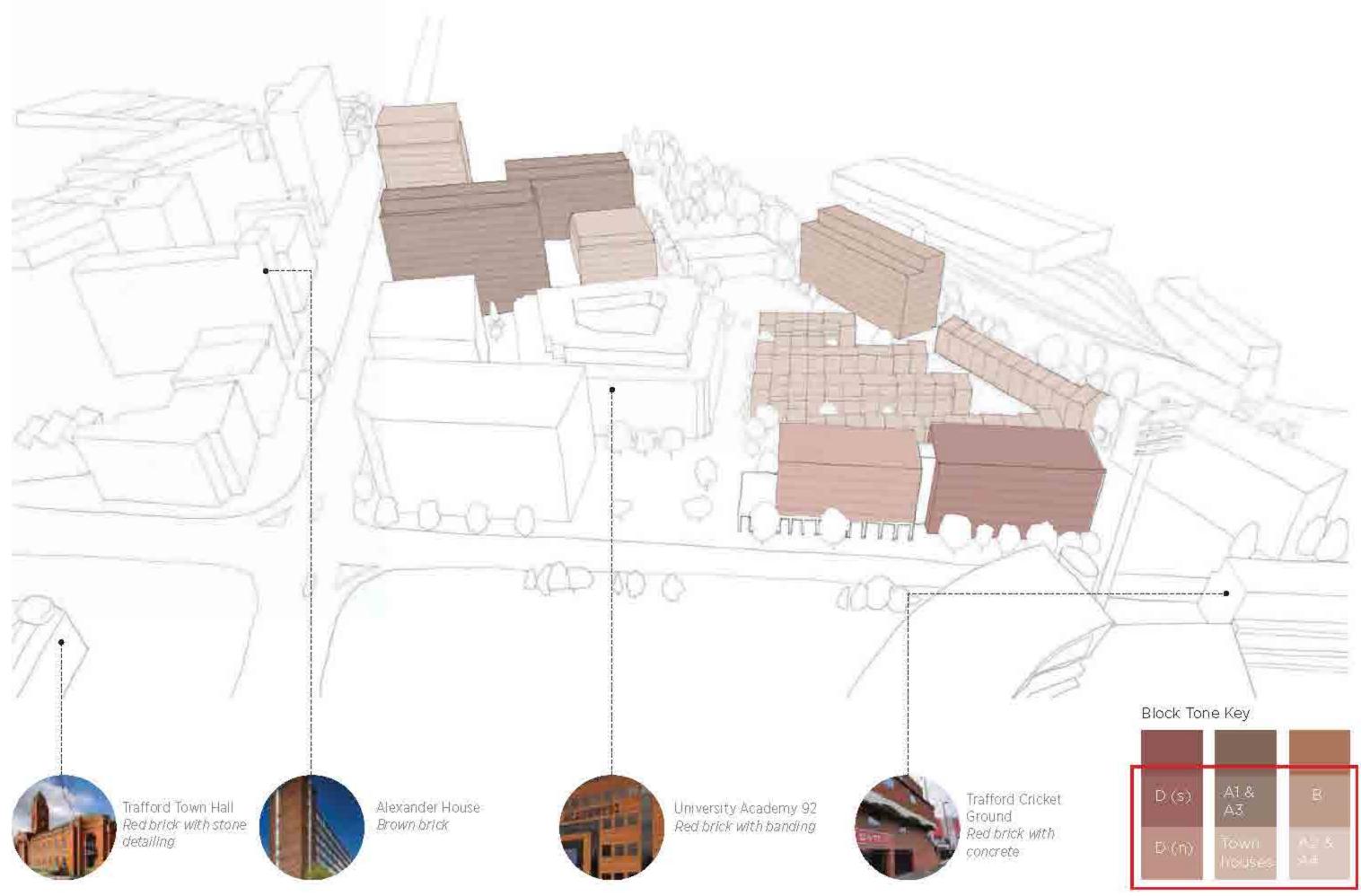
3.1 Height Site Strategy

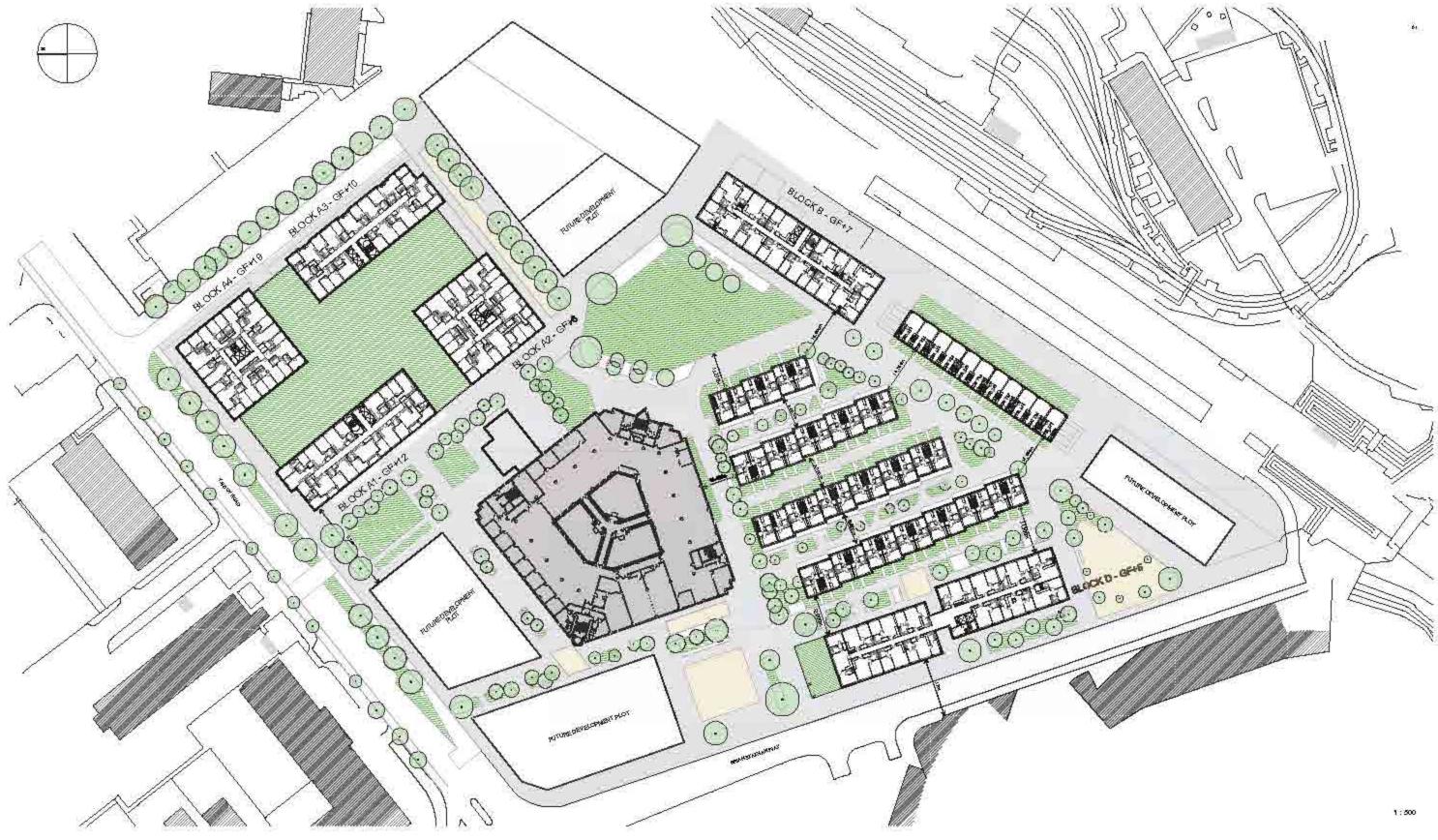


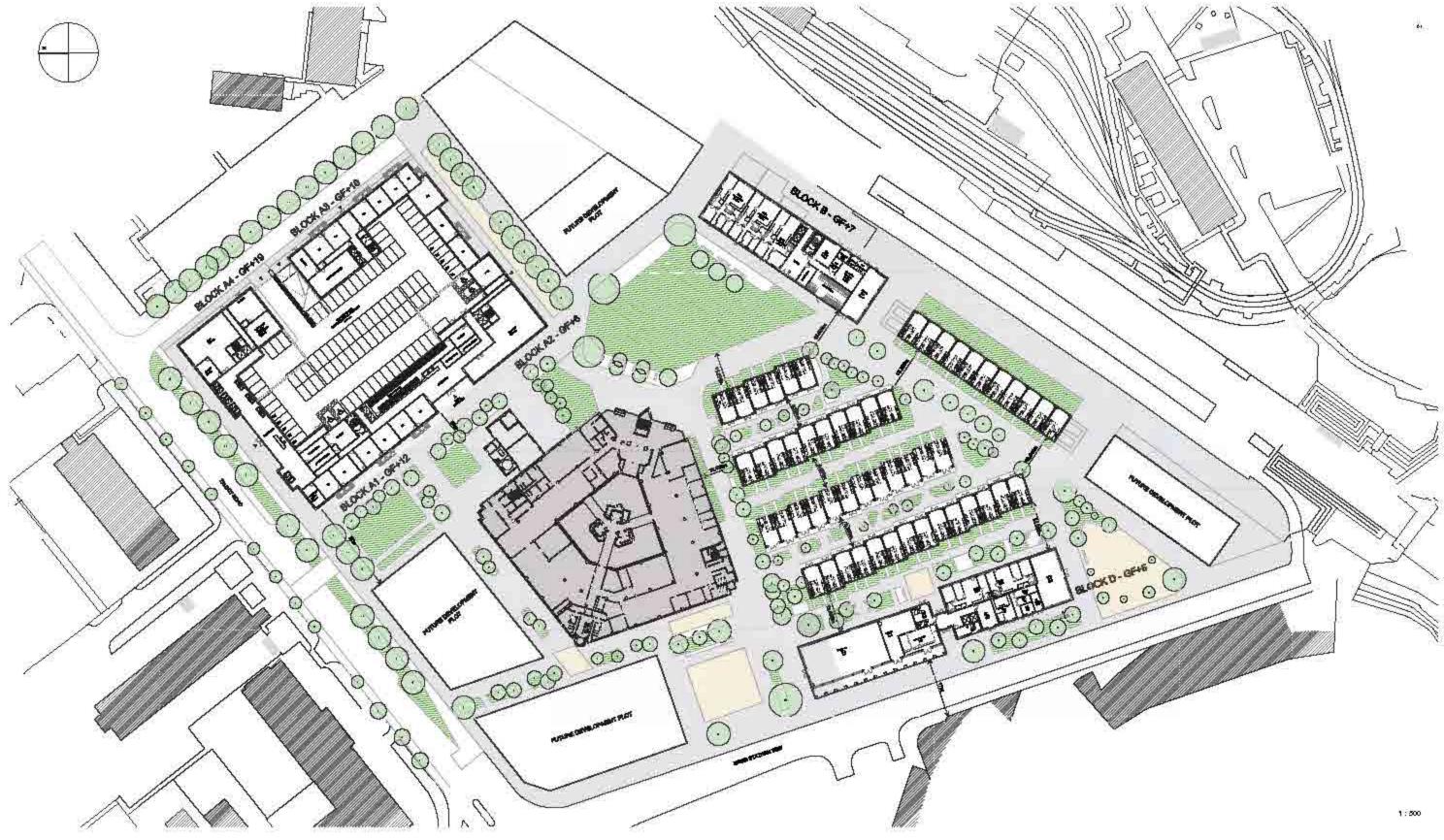
3.2 Facade Type Site Strategy



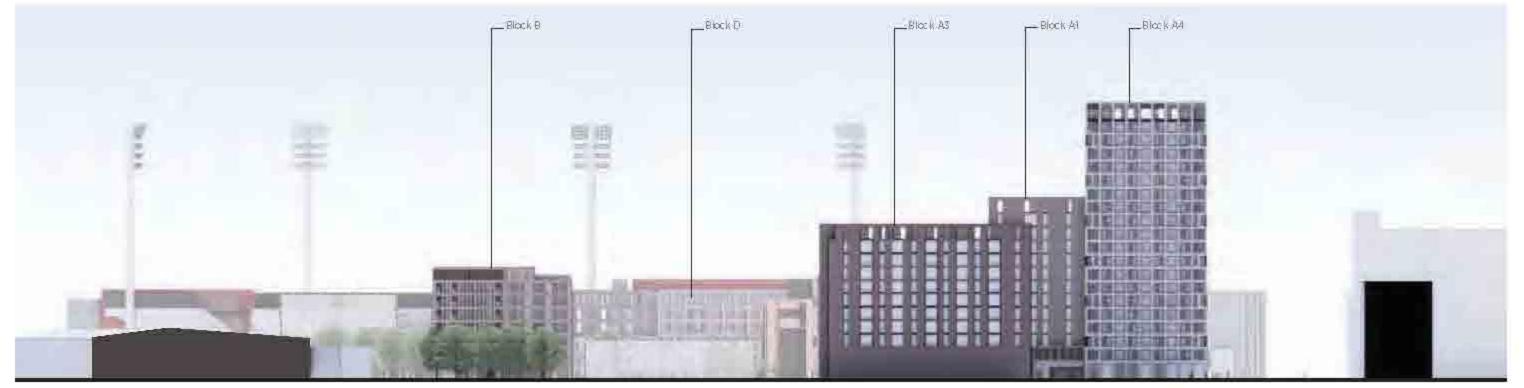
3.3 Material Site Strategy







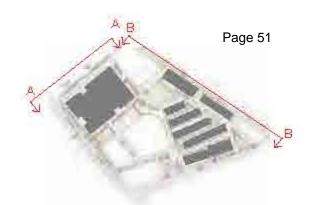
3.6 Proposed Site Sections

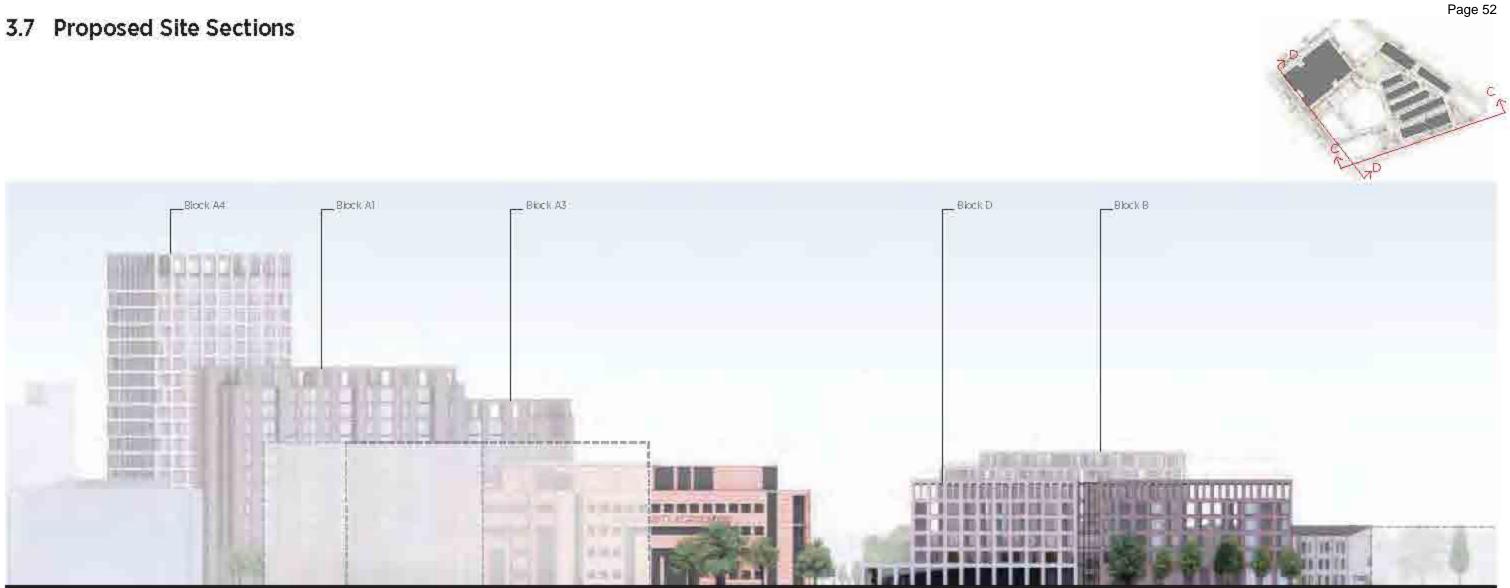


Section A

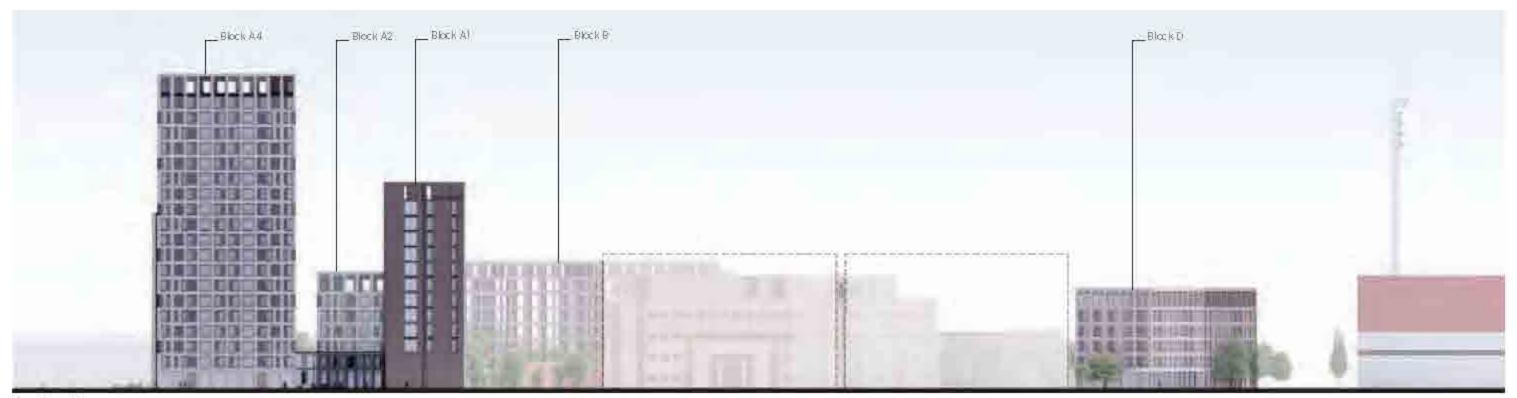


Section B





Section C

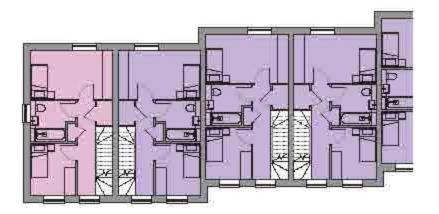


Section D

4.0 TOWNHOUSES

4.1 Townhouses







GROUND FLOOR

FIRST FLOOR

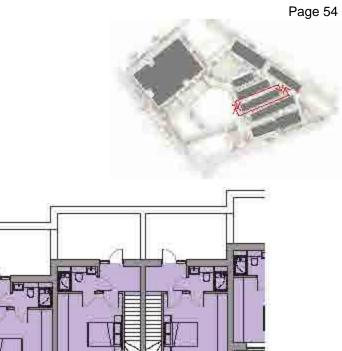
SECOND FLOOR



STREET ELEVATION



GARDEN ELEVATION





GABLE ELEVATION



GABLE ELEVATION

4.2 Townhouses





TRAM LEVATION

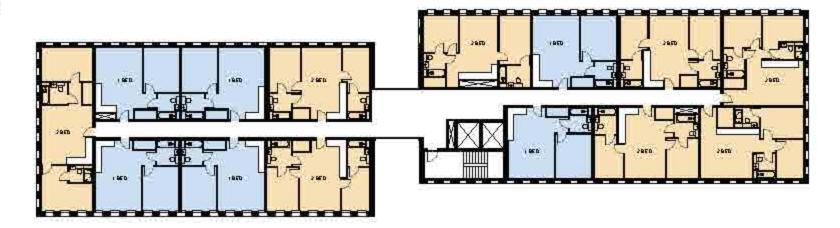




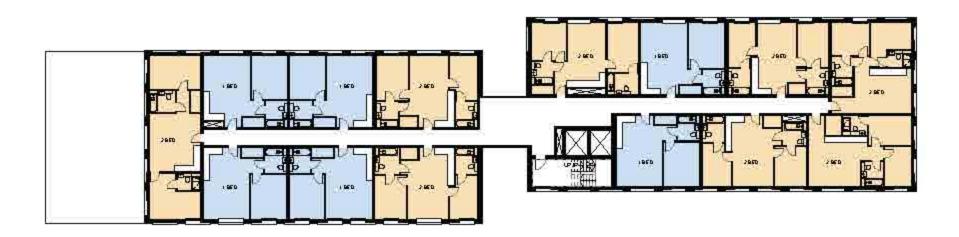
GABLE ELEVATION

5.0 BLOCK D

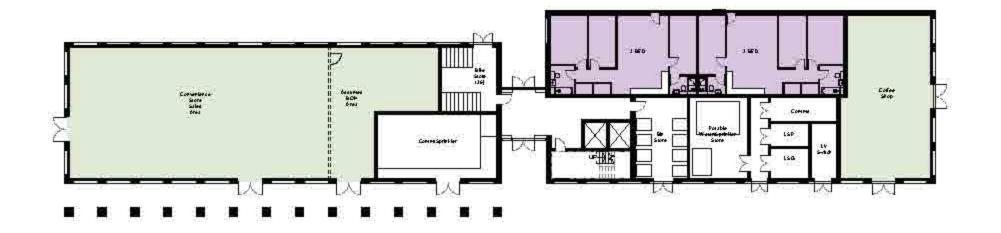
5.1 Block D - Plans



TOP FLOOR PLAN



TYPICAL FLOOR PLAN

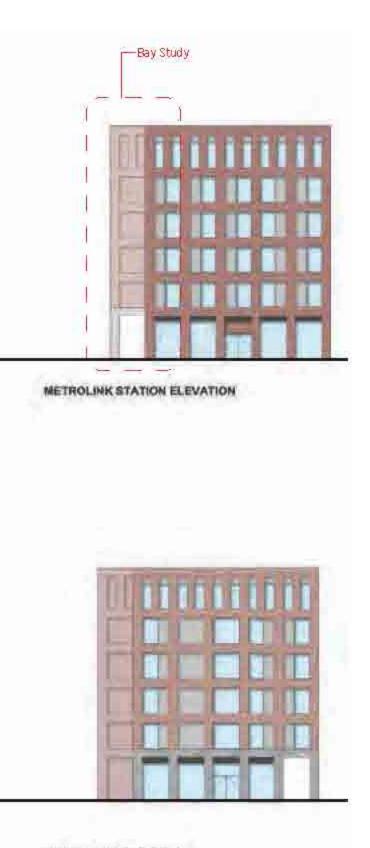




5.2 Block D - Elevations



TOWNHOUSES ELEVATION



UA92 PLAZA ELEVATION

5.3 Block D - Ground & Typical - Emerging Detail Proposal



MATERIAL KEY

- A Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- Solid infill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC) \odot
- (D) Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC)
- Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC) Ð
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H)
 Anthracite metal railing balustrade

 (I)
 Anthracite PPC aluminium flashing
- Õ Glass reinforced concrete cladding system TBC

Base Option Range (Fibre Cement Natural Greys)









Atternative 1 (Annodic PPC Bronze)

































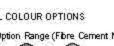


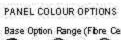




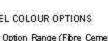








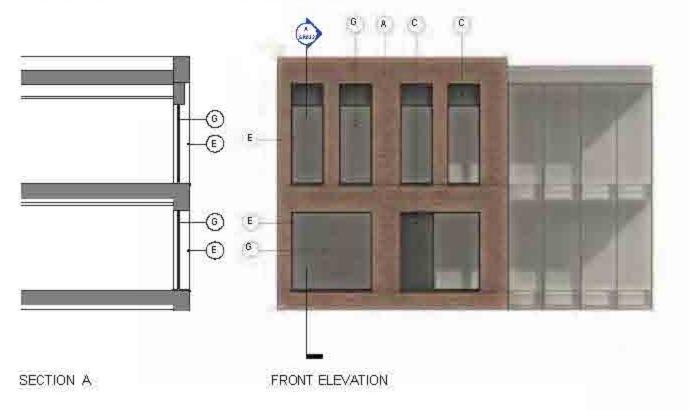
Alternative 2 (Fibre Cement Mix Terracotta Colours) \bigcirc

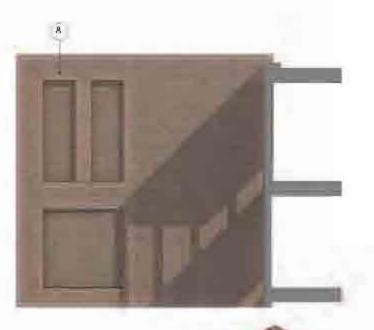






5.4 Block D - Top - Emerging Detail Proposal





SECTION B

MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Fading brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- Solid infill panels: through coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Flashing reveals in aluminium with anodic PPC thish, complementary colour to brickwork/infil panel (depth within 200-300mm TBC)
- Flashing reveals in aluminium with anodic PPC inish, complementary colour to brickwork (depth within 200-300mm TBC) E
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
 (1) Anthracite PPC aluminium flashing
- 0 Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS



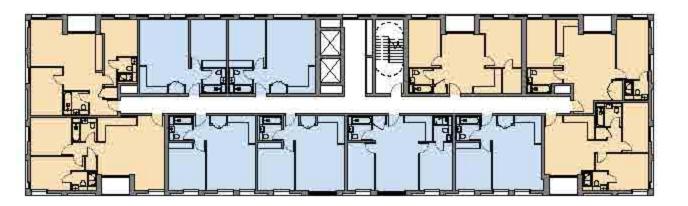


Alternative 1 (Annodic PPC Bronze)



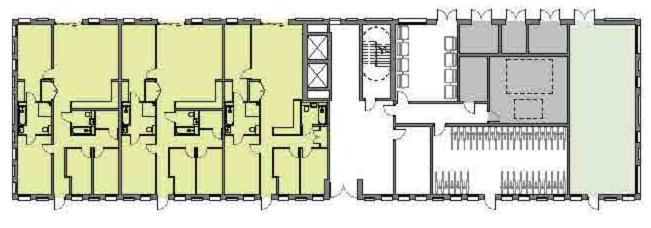


6.0 BLOCK B



TYPICAL FLOOR (1ST-5TH FLOOR)

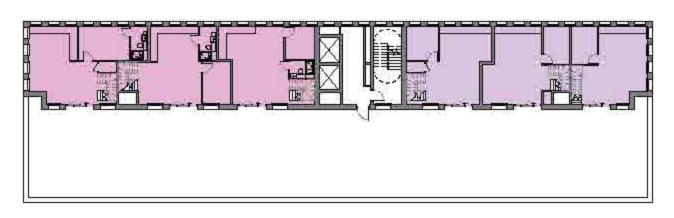
TOP FLOOR (7TH FLOOR)



GROUND FLOOR



PENULTIMATE (6TH FLOOR)





6.2 Block B - Elevations

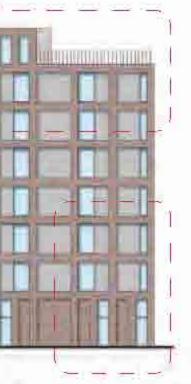


TRAMLINE ELEVATION



SOUTH GABLE ELEVATION

-Bay Study



NORTH GABLE ELEVATION

6.3 Block B - Ground & Typical - Emerging Detail Proposal



MATERIAL KEY

- Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- Solid infill panels: through-coloured architectural fibre cementor aluminium with anodic PPC finish (colours TBC) \odot
- Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork 0
- Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/ infill panel (depth within 200-300mm TBC) E
- Plashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC) Ð
- Anthracite PPC aluminium glazing system, with louvres and opening vents TBC 6
- (H) Anthracite metal railing balustrade
- Anthracite PPC aluminium fashing
- Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

Base Option Range (Fibre Cement Natural Greys) 0







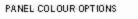


6.4 Block B - Top - Emerging Detail Proposal

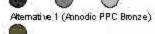


MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- © Solid in 1II panels; through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- D Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/ infill panel (depth within 200-300mm TBC)
- (F) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- () Anthracite PPC aluminium fashing
- (J) Glass reinforced concrete cladding system TBC



Base Option Range (Fibre Cement Natural Greys)



Alternative 2 (Fibre Cement Mix Terracotta Colours)



7.0 BLOCK A

7.1 Block A - Podium GF







BLOCK A3 2nd Floor

BLOCK A2

2nd Floor





🗔 18 Apartment

🔲 28 Apartment

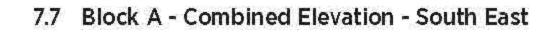
🖂 3B Apartment

Page 71

BLOCK A3 10th Floor

BLOCK A2 6th Floor











7.9 Block A - Combined Elevation - North West



7.10 Block A1 - Ground & Typical - Emerging Detail Proposal



MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- © Solid in fill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- O Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC)
- (F) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (1) Anthracite PPC aluminium fashing
- Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS.





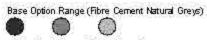
7.11 Block A1 - Top - Emerging Detail Proposal

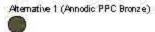


MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork dadding system (brick range, mortar, and pattern TBC)
- © Solid in 11 panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- Cadding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC) Ē
- Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC) Ð
- Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (1) Anthracite PPC aluminium fashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS





Atternative 2 (Fibre Cement Mix Terracotta Colours)







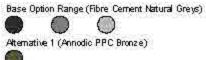
7.12 Block A2 - Ground & Typical - Emerging Detail Proposal



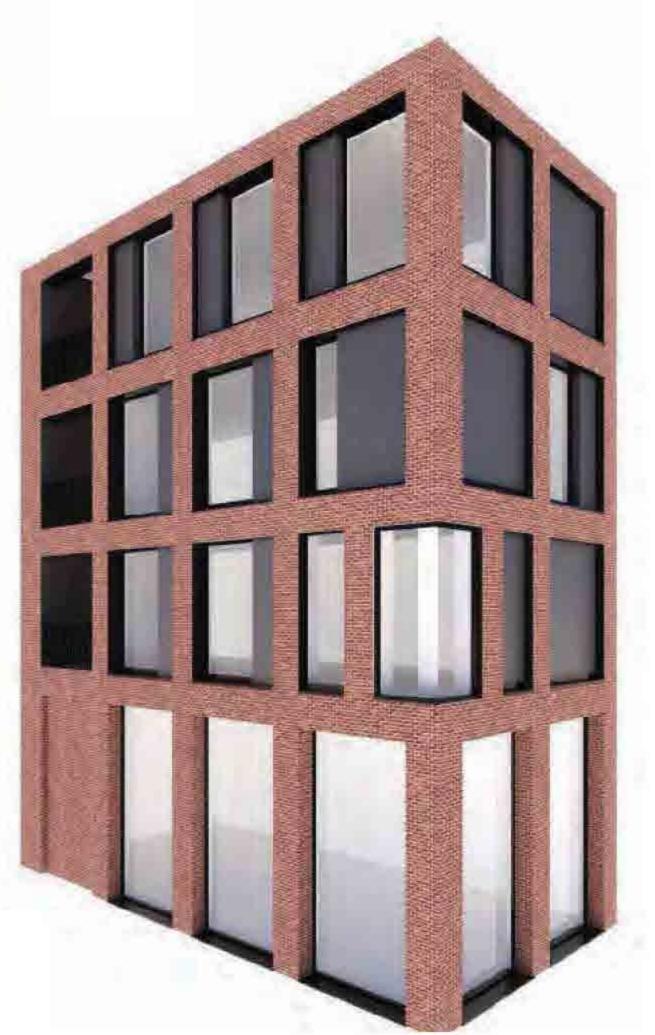
MATERIAL KEY

- Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork dadding system (brick range, mortar, and pattern TBC)
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- Plashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/ infill panel (depth within 200-300mm TBC) E
- Plashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC) Ð
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- Ō Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

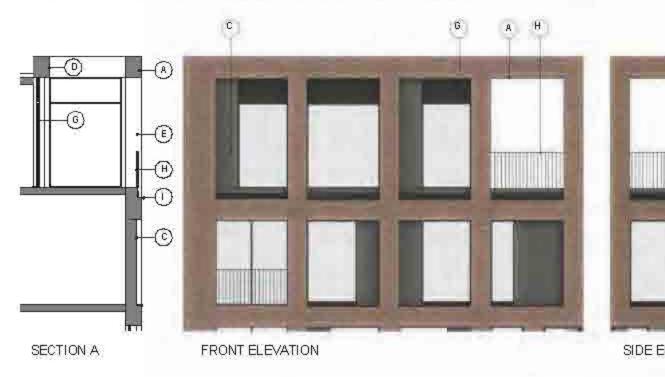
PANEL COLOUR OPTIONS







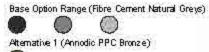
7.13 Block A2 - Top - Emerging Detail Proposal

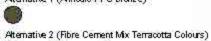


MATERIAL KEY

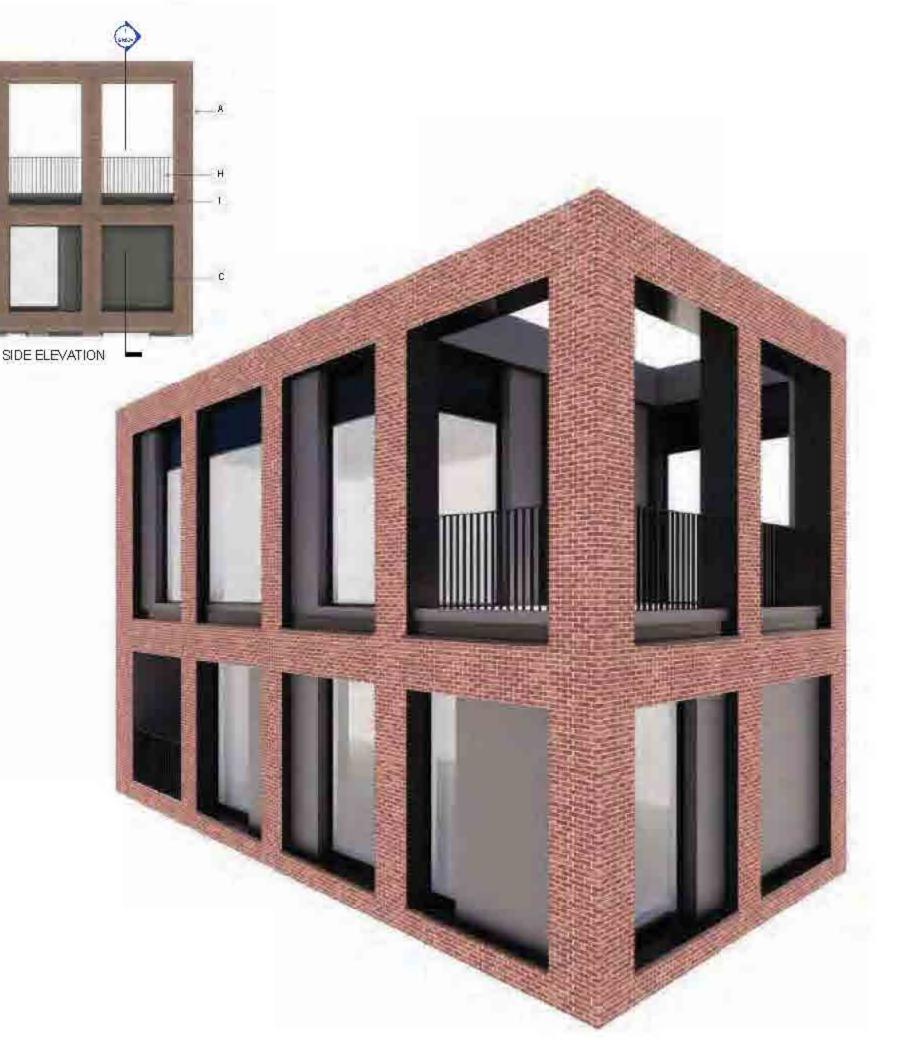
- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork dadding system (brick range, mortar, and pattern TBC)
- Solid in fill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- (D) Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/ infill panel (depth within 200-300mm TBC)
- (F) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (1) Anthracite PPC aluminium fashing
- $\overline{(\mathbf{J})}$ Glass reinforced concrete cladding system TBC

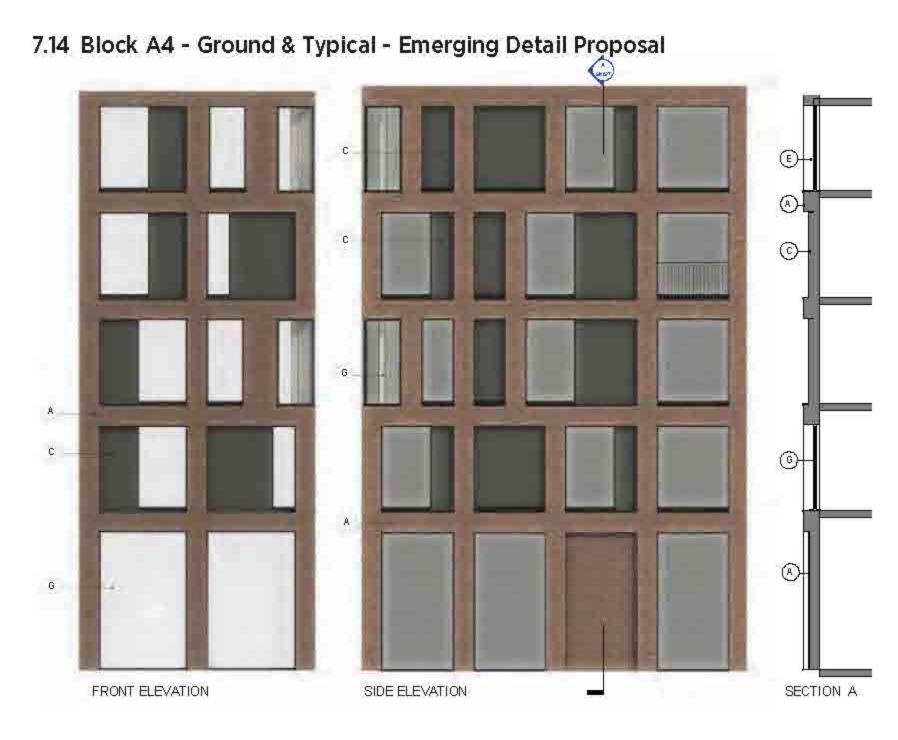
PANEL COLOUR OPTIONS







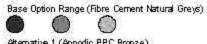


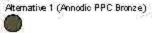


MATERIAL KEY

- A Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork dadding system (brick range, mortar, and pattern TBC)
- © Solid in fill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
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- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC)
- (F) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- () Anthracite PPC aluminium fashing
- Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS





Attenuative 2 (Fibre Cement Mix Terracotta Colours)



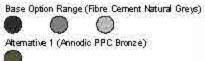
7.15 Block A4 - Top - Emerging Detail Proposal



MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- B Facing brickwork or brickwork dadding system (brick range, mortar, and pattern TBC)
- Solid in fill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- (D) Cladding panels in aluminium with anodic PPC finish, complementary colour to brickwork
- (E) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/ infill panel (depth within 200-300mm TBC)
- (F) Rashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- 6 Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (1) Anthracite PPC aluminium fashing
- (J) Glass reinforced concrete cladding system TBC

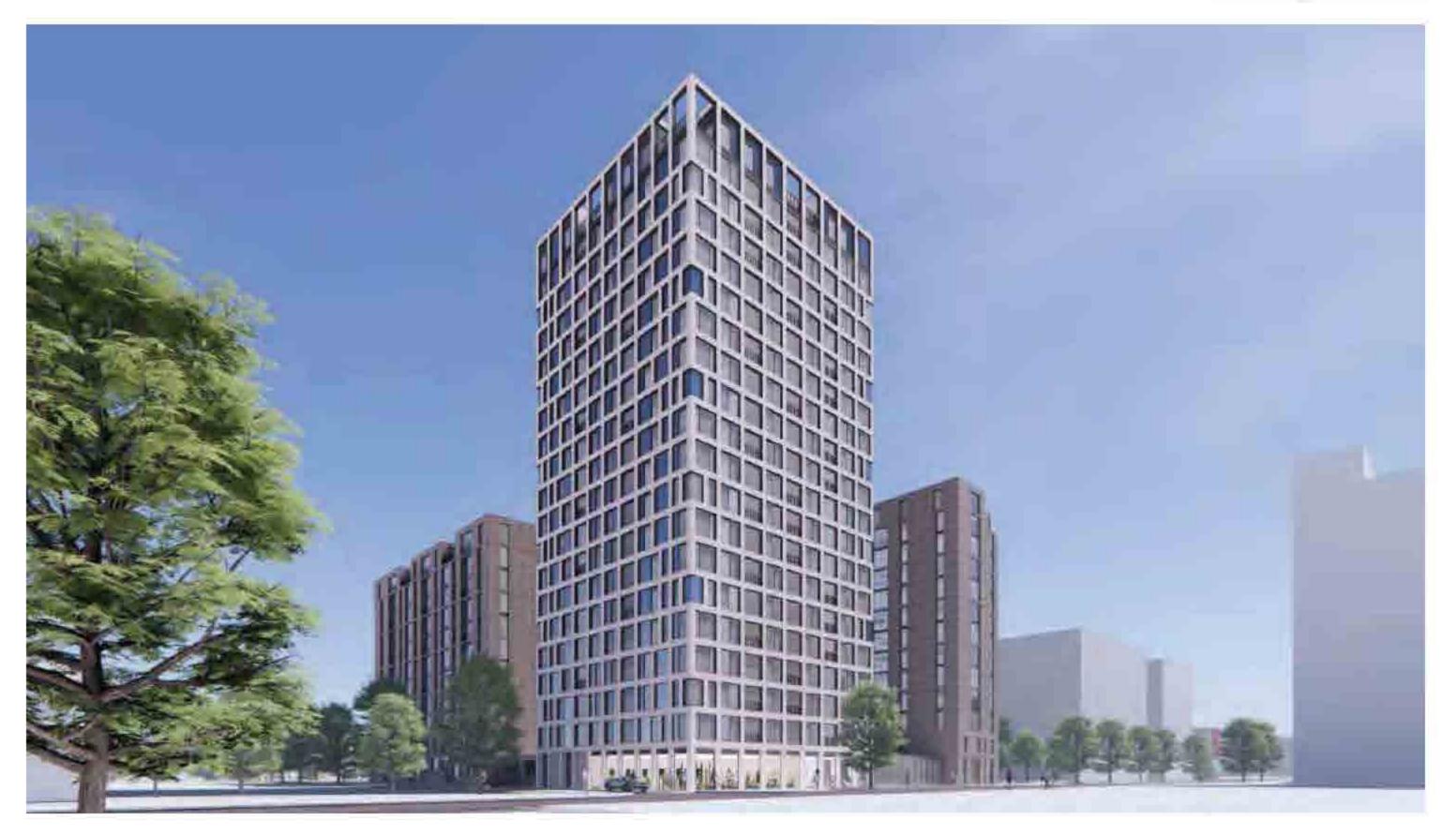
PANEL COLOUR OPTIONS







8.0 3D VIEWS









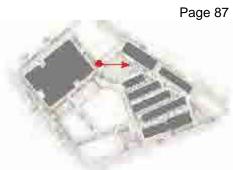










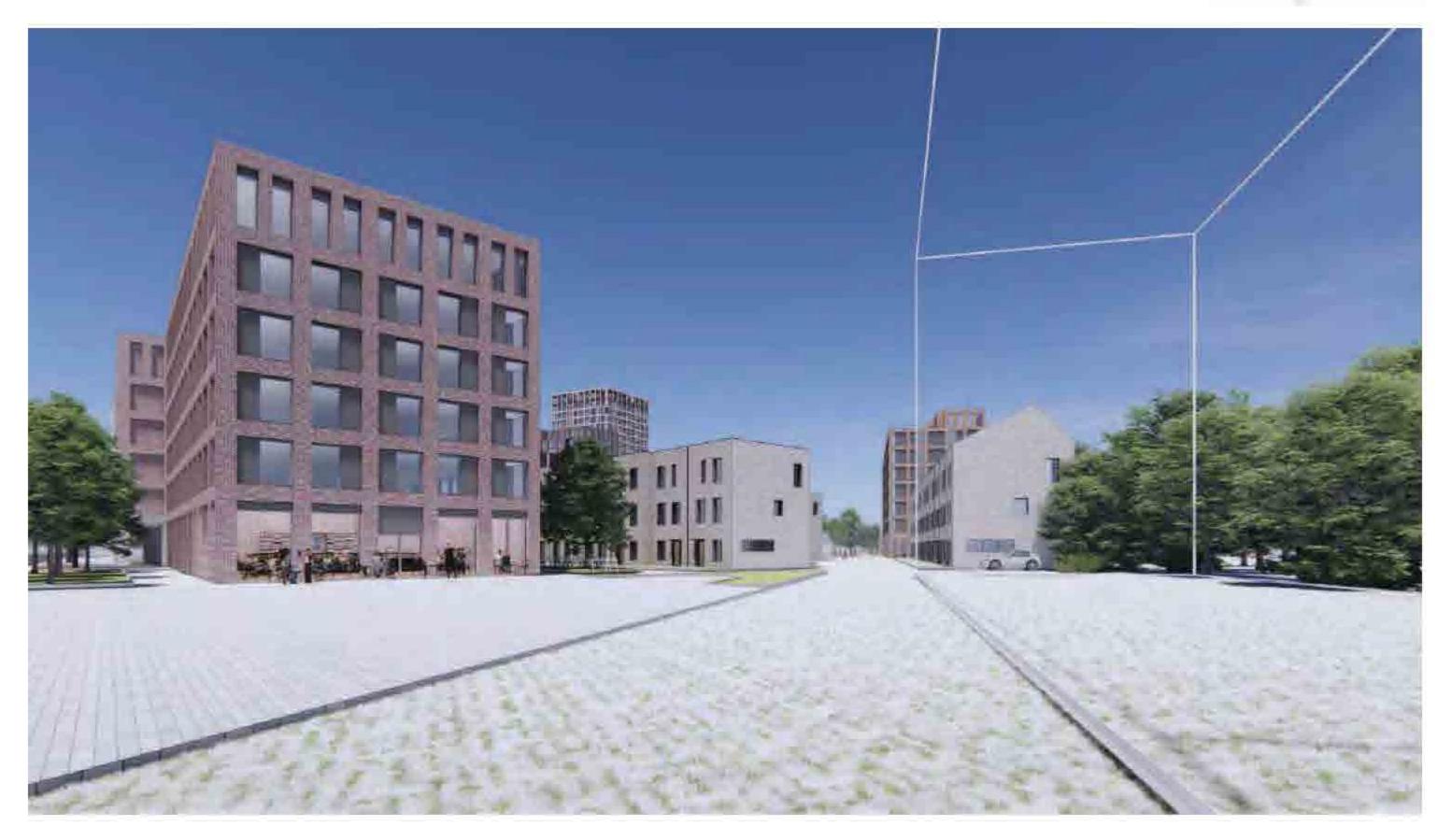






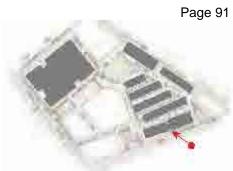


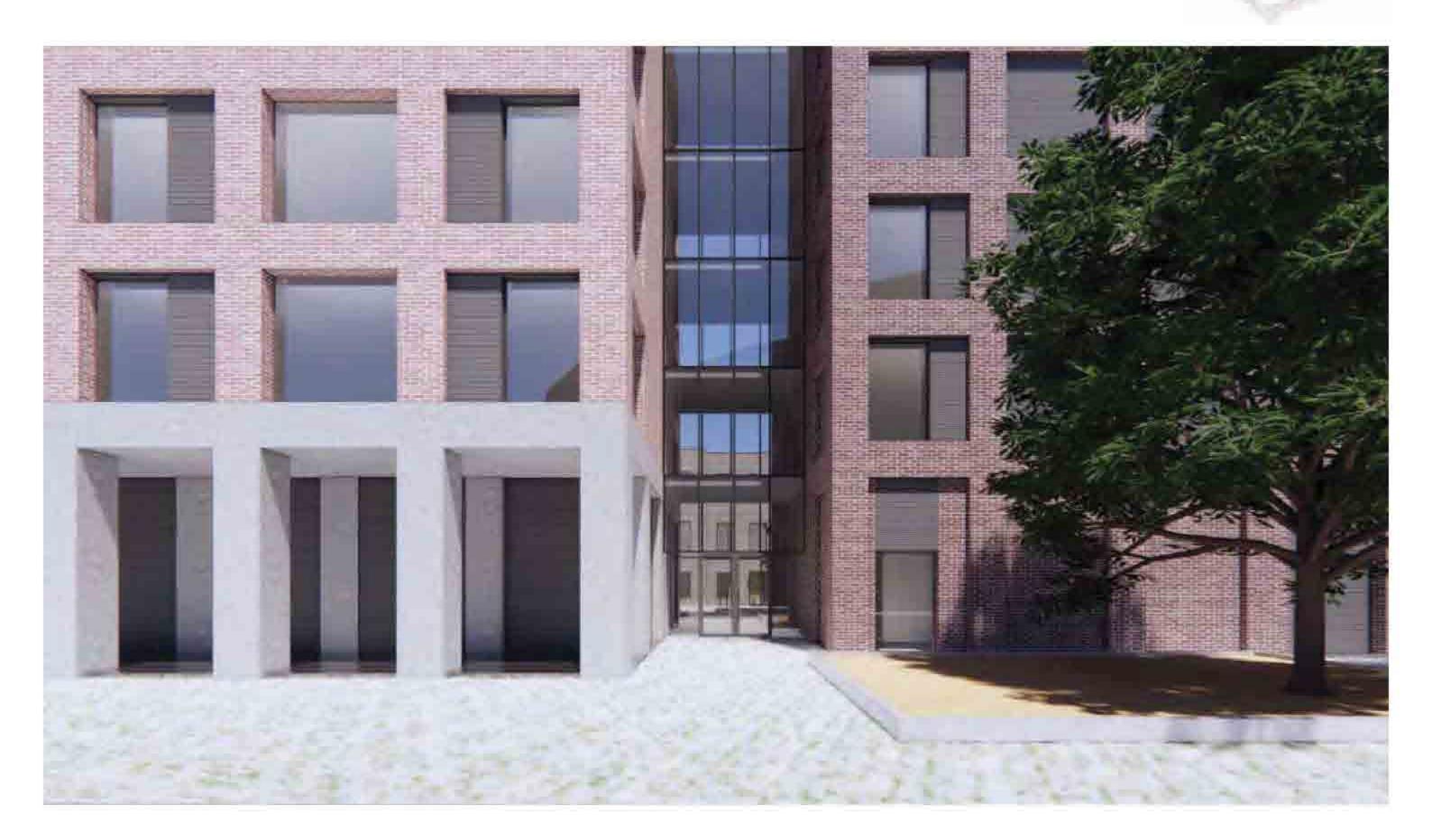


















8.12 Key View 12 - Garden View (Bins at the back)





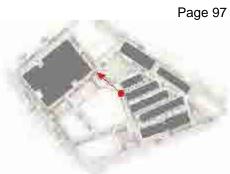
















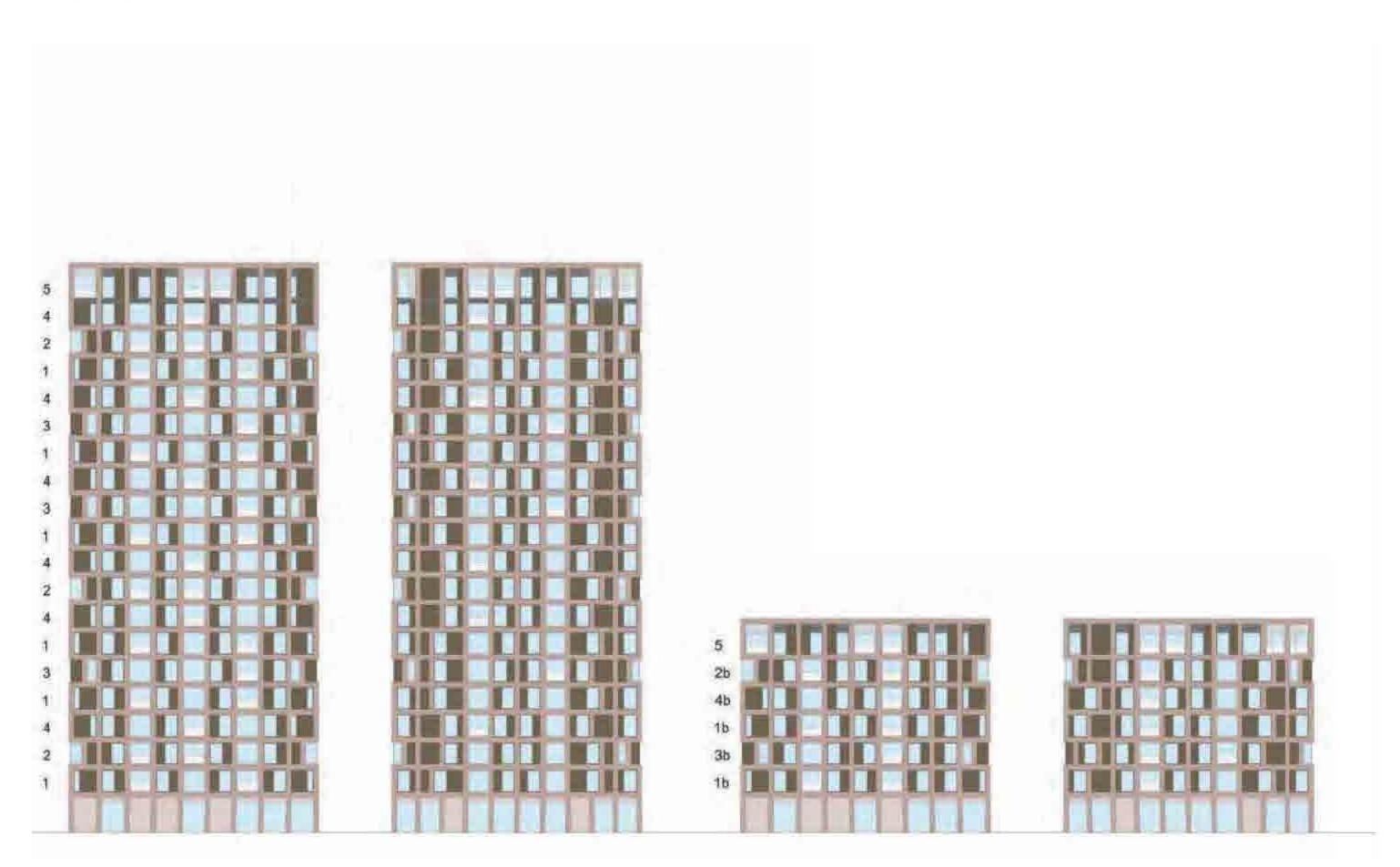






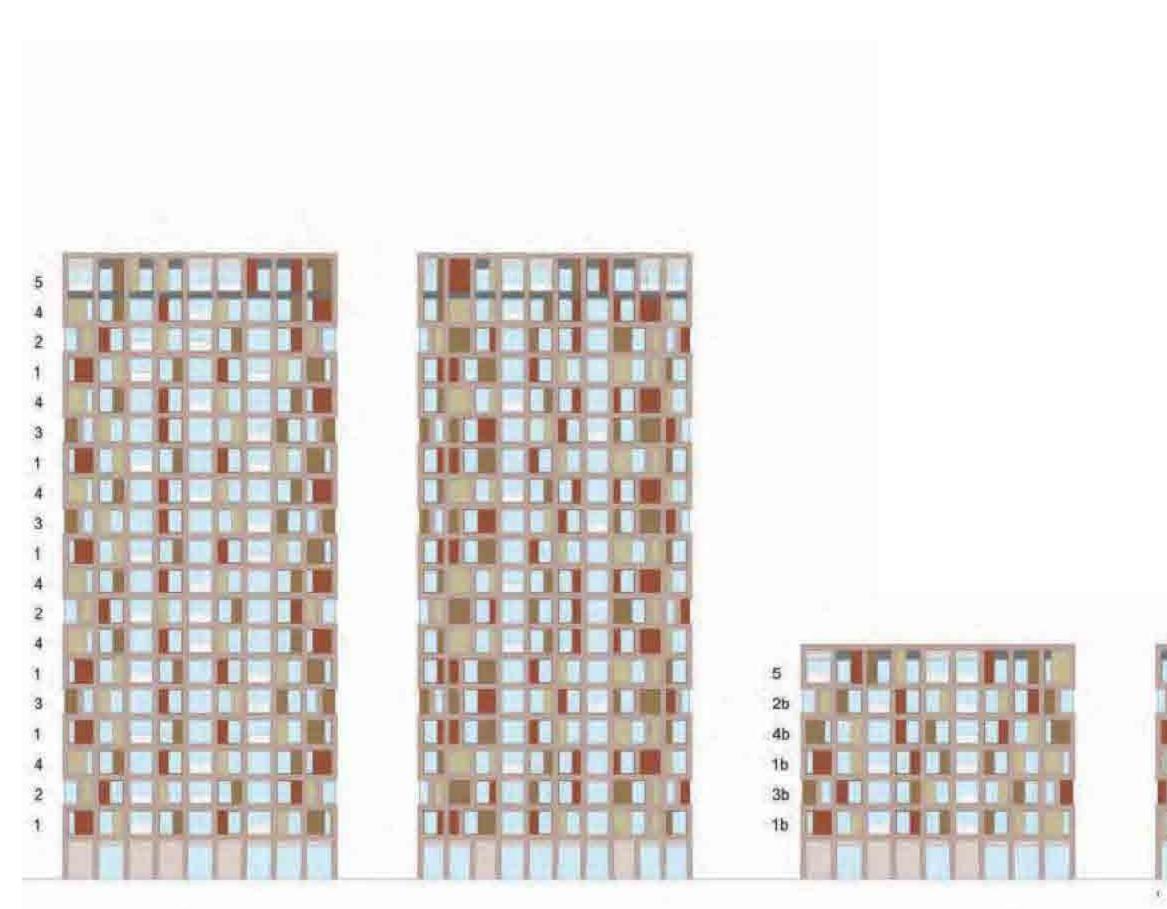


9.0 OPTIONS

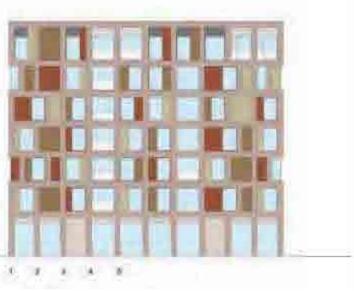


9.2 Block A4 & A2 - Variation 01 - Bronze Infill





9.3 Block A4 & A2 - Variation O2 - Terracotta Tones



9.4 Block A4 & A2 - Variation O2 - Terracotta Tones



10.0 THANK YOU

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From:	Coley, Rebecca
То:	Coley, Rebecca
Subject:	RE: Sale West Delivery Timetable.
Date:	28 January 2022 12:26:40

From: Rhian Stratton Sent: 25 January 2022 11:25 To: Lowes, Sarah Subject: RE: Sale West Delivery Timetable.

HI Sarah, hope the hearings go well. Indicative figures:

	Start on Site	Completions	EOT		
PHASE 1	Feb-20	correct as of July 2021			units
Section 1		17th January 2022		Feb-22	10
Section 2		17th January 2022		Feb-22	15
Section 3		28th March 2022		May-22	13
Section 4		4th July 2022		Mar-23	41
	subject to further 3r	d party delays			79

PHASE 2	Start on Site	Completions	
Zone C	May-22	Jan-23	4
Zone A	Jul-22	Mar-23	2
Zone B	Jul-22	Mar-23	4
Zone D	Sep-22	May-23	2
Zone E	Sep-22	May-23	6
Zone F	Nov-22	Jul-23	2
Zone G	Nov-22	Jul-23	2
	subject to planning a	nd cost viability	22

I would hope the Phase 3 programme could be:

- Engagement with Trafford Adult Services 2022
- Detailed design and planning for around 90 units permission granted by Dec 2022
- Procurement 2023
- Start on site September 2023
- Completion Spring 2025

If we can speed up the consultation process with Trafford Adult Services and get a planning application granted sooner, + chip off the procurement period, I would ideally like to be starting Phase 3 on site Spring 2023 and completing in 18 months, so Autumn 2024...

9.0 Council's further information on Christie Road

Page 109

From:Coley, RebeccaTo:Coley, RebeccaSubject:RE: 000. Christie Road, Stretford - Preliminary Scheme DrawingsDate:28 January 2022 12:33:25Attachments:

From: Chris Brady
Sent: 21 January 2022 11:27
To: Pearson, David
Cc:
Subject: 000. Christie Road, Stretford - Preliminary Scheme Drawings

David,

Whilst we are some way off submitting our Planning Application, we thought it would be useful and informative to share with you the scheme proposals as they currently stand, more for information than anything else and to hopefully give you the reassurance you need that the scheme is being developed in line with your expectations.

To that end, please find attached the various drawings that Mark and his Team have produced over recent weeks. These will more than likely form the basis of our submission and although minor tweaks may be made following discussion with our Client, we do not envisage the scheme changing fundamentally from that attached. These proposals will now be used by the various Consultants to produce the technical reports required to support the Planning Application.

We believe the scheme is of a high quality and very much complements the area and the Miller Homes development opposite well and our Client also thinks the same.

We would of course be happy to receive any informal comments you might have at this stage and if you have any specific queries relating to the scheme, I'm sure Mark would be happy to speak with you and address them.

We will update you further on our anticipated submission timescale in due course.

Regards,

Chris Brady BEng (Hons) CEng MICE Technical Director

From:	Coley, Rebecca
То:	Coley, Rebecca
Subject:	RE: Sale Masonic Hall
Date:	28 January 2022 12:26:15
Attachments:	

From: Heather Lindley-Clapp
Sent: 06 January 2022 14:11
To: Pearson, David
Cc: Euan Connolly
Subject: RE: Tatton Road - Proforma

Hi David

Happy New Year, I hope you've had a good break.

I wanted to provide a quick update in respect of the proposal and to hopefully respond to your email below. As you note and as set out on the proforma, we are preparing to submit a revised scheme which will cover both the Masonic Hall and the former Police Station sites.

These proposals will include the demolition of the Masonic Hall and the erection of a two-storey apartment building, alongside the conversion of the Police Station for residential purposes.

This change means that the proposals will represent an overall reduction in scale compared with the previous scheme on the Masonic site, with the apartment scheme dropping a storey, seeking to address design and massing concerns which were raised through consideration of the previous scheme.

In total, the number of units currently proposed will remain the same as the previous scheme, with these proposals incorporating 29no. units across the conjoined site. Crucially, the proposals also make provision for an element of car parking to serve the scheme, alongside cycle parking.

In terms of design, the current proposals will see the two units joined through a sensitive, flatroof infill extension to the former Police Station. This infill extension will be stepped down from the existing Police Station and, with the roof line sitting just below the roof line of the Police Station so as not to dominate the appearance or setting of this building. Likewise, the proposed apartment block at the site of the Masonic Hall, which will be reduced in scale compared to the previous proposals, will sit alongside the Police Station.

Currently, Southway are working on developing the above proposal and anticipate that the planning application will be submitted shortly. The alterations that have been made to this scheme in response to earlier comments demonstrate that the proposals can be achieved in a sensitive way, sensitive both to the setting of the former Police Station and to surrounding residential properties. Similarly, the provision of on-site parking demonstrates that the site can be delivered in a wholly sustainable way, with reference to the site's location close to Sale town

centre.

In advance of the application being submitted, we wondered whether you would be able to review the scheme and provide some feedback, even if very high-level, at this time? We obviously know the detail in terms of technical matters, but comments on design and strategy would be much appreciated.

Please let me know if you wish to talk through this scheme, or any queries you have at this time.

Kind regards

Heather

From: Pearson, DavidSent: 15 December 2021 10:44To: Heather Lindley-ClappSubject: RE: Tatton Road - Proforma

Hi Heather

Thanks very much for this and the speedy turnaround.

I note you are looking to submit in February – will you be undertaking pre-app?

Thanks

David

David Pearson Head of Major Planning Projects

Place Directorate Trafford Council |Trafford Town Hall | Talbot Road |Stretford | M32 0TH

From: Heather Lindley-ClappSent: 15 December 2021 09:12To: Pearson, David

Subject: Tatton Road - Proforma

Hi David

As promised, please find attached the completed proforma.

Please let us know if you require any further information.

Many thanks

Heather

Heather Lindley-Clapp Director

Our Manchester team will be making a charitable donation to <u>Mustard Tree</u> this year in lieu of Christmas gifts and cards. Our offices in London and Reading will also be supporting local homeless charities.

Nexus Planning

11. Council's further information on Curzon Cinema

From:	Pearson, David
То:	Coley, Rebecca
Subject:	FW: Former Curzon Cinema
Date:	25 January 2022 17:58:43
Attachments:	

From: Stephen Morgan-HylandSent: 25 January 2022 16:12To: Pearson, DavidSubject: FW: Former Curzon Cinema

David

I trust that all is well.

Matters are progressing with the Curzon site, for 44 units from an RP which would be available on a shared ownership basis. We will be in touch soon regarding a further formal pre-application meeting.

I take it that you would consider the development as 100% affordable, as per the Government definition at Annex 2 of the Framework.

It would be helpful to understand your thoughts on likely planning obligations sought. Will you expect a contribution for off-site tree planting? Is there anything else that immediately comes to mind?

I look forward to your response.

Kind regards

Stephen

Stephen Morgan-Hyland Planning Director

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12. Council's Supply Schedule

Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	WSP position		ilable in 5YLS completions)
FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16						(,
0PG	630					395	630 RM for 6
STRETFORD MALL, CHESTER ROAD	600					150	600 Outline
POMONA DOCKS IIPOMONA STRAND (HOU6)	526	0	0	0		526	526
LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD,							
STRETFORD, M16 0WF	367	0	0	0		367	367
LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL				_			
STREET AND PRINCESS STREET	363	0	0	0		274	274
TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP							
CANAL & TRAFFORD BOULEVARD, OLD BARTON	350		800	1400		350	350
LAND AT LOCK LANE, PARTINGTON	298					298	298
FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282			-		152	152
LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250					231	221 Inconsis
THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	-		-		202	202
FORMER BAKEMARK UK, SKERTON ROAD, STRETFORD	180	0	0	0		0	180
TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16	474	0	0	0		474	474
	174	-		÷		174	174
FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD	163		-	•		0	163
POMONA DOCKS PHASE 2	161	0	0	0		161	161 Full app
LAND OFF HALL LANE, PARTINGTON	151	0	0	0		151	151
64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149			-		149	149
GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL	148			-		0	148
L & M SITE PHASE 1, NORMAN ROAD	147		-	-		72	41 Inconsis
LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW WARWICK ROAD SOUTH, OLD TRAFFORD	143 126			<u> </u>		143 0	143 126
	120	0	0	0		0	120
SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	444	140	0	0		101	114 Differen
ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	114 110					101 110	114 Dilleren 110
LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF	110	0	0	0		110	TTU
MANCHESTER ROAD	100	177				100	100
94A TALBOT ROAD, OLD TRAFFORD	100			0		0	100
PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16	100	0	0	0		U	100
OLN	96	0	0	0		96	96
MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	90					89	89
FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE,	09	0	0	0		09	03
SALE, M33 7NR	84	0	0	0		84	84
FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75					75	75
REGENT ROAD CAR PARK, ALTRINCHAM	70					70	70
CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM,	10	0	0	0		10	10
WA14 1BY	68	0	0	0		68	68 Differen
HARRY LORD HOUSE, 120 HUMPHREY ROAD, OLD TRAFFORD,	00	0	0	0		00	00 Dilicion
M16 9DF	66	0	0	0		66	66
CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51	Ő		-		62	51 11 doub
CHRISTIE ROAD, STRETFORD	80					0	80 Scheme
LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse		•	•	•		-	
Collection Depot)	49	0	0	0		99	49 Impleme
FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	47					47	47
STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16		-	-				
ODU	40	0	0	0		0	40
LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE,		-	-	-		-	
DAVYHULME	37	0	0	0		0	37
CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	33					33	33
50-78 HIGHER ROAD, URMSTON, M41 9AP	31			-		31	31
CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ	30	0	0			0	30
LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD		Ŭ	Ŭ	Ŭ		~	
ROAD, TIMPERLEY	30	0	0	0		30	30
GREATSTONE HOTEL, STRETFORD	30			-		0	30
46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29					29	29
MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE	20	0	0	<u> </u>			
ROAD, SALE	29	0	0	0		29	29
	_0	0	0	~			

or 630 units to be submitted in March 2022. ne app on track for March committee.

sistency in completions

pplication now submitted - PPA for Feb 22 committee.

sistency in completions

ence in hybrid / full.

ence between BLR and forthcoming planning app

buble counted by WSP as in small sites me coming in for 80 units

mented permission is for 49 units.

SHAWE LODGE, BARTON ROAD, URMSTON	27
SALE MASONIC HALL / SALE POLICE STATION	25
94B TALBOT ROAD, OLD TRAFFORD	25
THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD,	
PARTINGTON, M31 4FB	24
319-365 NORRIS ROAD, SALE, M33 2UP	24
HIGHER ROAD DEPOT AND ADJOINING SITE	22
THE PELICAN, TIMPERLEY	22
BOWDON HOTEL	22
LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF	
CENTRAL ROAD, PARTINGTON	16
CURZON CINEMA, URMSTON	44
CAR PARK, CRESTA HOTEL, ALTRINCHAM	16
CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15
ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	15
SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE	
STREET, ALTRINCHAM, WA14 1RJ	12
BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD	
TRAFFORD, M16 9JS	11
LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10
MINOR DEVELOPMENTS (COMBINED, SEE RC APPENDIX 1)	423

Total	7651
Completions on sites in 5YLS	364
Sub total	7287
Annual target	1652.4
Years supply	4.41

COUNCIL POSITION

LHN target per year	1,377
LHN target per year + 20% buffer	1652.4
LHN target 2021 - 2026 + 20% buffer	8,262
Deliverable housing land supply 2021 - 2026	7287
Number of years supply calculation (deliverable supply / 1,652.4)	4.41
Shortfall (8,262 - deliverable supply)	975

27	27	0	0
25 Applicat	0	0	0
25	25	0	0
24	24	0	0
24	24	0	0
22	0	0	0
22	0	0	0
22	0	0	0
16	0	0	0
44	0	0	0
16	0	0	0
15	15	0	0
15	0	0	0
12 Missing	0	0	0
11	11	0	0
10	10	0	0
413 10 comp	423		
	5573		Total

WSP POSITION

LHN target per year	1,377
LHN target per year + 20% buffer	1652.4
LHN target 2021 - 2026 + 20% buffer	8,262
Deliverable housing land supply 2021 -	
2026	5573
Number of years supply calculation	
(deliverable supply / 1,652.4)	3.37
Shortfall (8,262 - deliverable supply)	2,689

ation coming in for 29 units

g from WSP PROs

npletions in the minor developments

7287 (TOTAL MINUS COMPLETIONS = DELIVERABLE SUPPLY)