

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

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ADDENDUM – UPDATE TO HOUSING LAND SUPPLY JANUARY 2022

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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,

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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, Davyhulme	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 completions 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 OPG	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 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.

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				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.			<p>If RM are submitted in March 2022 and approved in September 2022, I expect development will commence in early 2023 (allowing for discharge of conditions, legal completions). Allowing time for clearance, preparatory works and infrastructure, I do not envisage a realistic prospect of completions before 2024.</p> <p>The Design and Access Statement for the outline illustratively shows 11 residential plots, and shows several phases. The RM figure given departs from the illustrations in the DAS.</p> <p>Whilst I dispute that the 630 homes will all be complete by November 2026, having considered the email provided within Ms Coley's Proof of Evidence, I can accept that around 395 homes could be delivered within five years, based on the first four residential phases set out in the DAS phasing plan (noting that there are likely to be four sales outlets); this equates to just shy of an average of 100 completions in years 3,4 and 5 which I consider a reasonable allowance.</p>
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	<p>The email provided in Ms Coley's appendix relates to the Lacey Street site, which is described by Ms Coley as comprising approximately 150 units out of the overall 800 within the outline application. The email agrees with the content of the proforma.</p> <p>I agree that approximately 150 units are deliverable within five years, even though the site does not yet have outline permission. My reading of Ms Coley's appendices is that there is no developer onboard for the rest of the residential development and I conclude that the remaining units are not yet deliverable.</p>
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	<p>I dispute this because the site does not have planning permission (and no planning application has been submitted). There are too many uncertain steps before this site can be described as having a realistic prospect of delivery underpinned by clear evidence, ie preparation and submission of application, positive determination by the LPA.</p>

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				on site late 2023. Developer has track record of delivery.			
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 permission and the LPA are defending an appeal. There is no evidence provided by the LPA to show that a 163 unit scheme would be viable and that the landowner would proceed with such an application. Given site history and LCCC objections to date, even in the event that a 163 dwelling scheme was brought forward, I consider there is no certainty that this 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 is not yet determined; Ms Coley stated that there is a PPA that takes the scheme to February 2022 planning committee, but the PPA has not been provided as proof of evidence. A PPA does not guarantee that planning committee will grant permission. However, upon reflection of the email within Ms Coley's appendices and an inspection of the planning application online, I judge that there is a realistic prospect of these homes being delivered within five 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 formal pre-application submission has been made, there is no planning application under consideration and no planning permission has been granted. The email within Ms Coley's appendices (page 36) from a developer aims for public consultation in January 2022, but I have seen nothing online to suggest this has happened yet. The site was not previously in the supply at March 2021 and I do not agree that speculation about a potential planning application constitutes clear evidence to demonstrate a realistic prospect of the 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 submitted yet and there is no planning permission in place. However, I note from Ms Coley's

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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	<p>appendices that a Joint Venture is being set up between the Council and Trafford Housing Trust (THT), which has been confirmed by THT.</p> <p>I judge that this is 'firm progress' (as per PPG) towards a planning application such that I accept the site is deliverable.</p>
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	<p>This planning application has been pending determination since May 2021. I note there are plentiful objections to the scheme from local residents and I judge that there is a potential for the application not to be approved at planning committee.</p> <p>Until such time as permission is granted, I consider this site should not be treated as deliverable.</p>
Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse 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	<p>On inspection of the email provided within Ms Coley's appendix, I judge an additional 22 homes (ie Phase 2) can also be treated as deliverable, however the email shows sufficient uncertainty over future phases that I dispute that any more can be included within the supply.</p>
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	<p>I dispute that this site is deliverable. It may have been subject to a pre-application discussion in December 2021, but no planning application has been submitted yet and I judge that there are too many uncertainties at this premature stage to deem the site is deliverable.</p>
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	<p>Eight units are disputed, the difference between the number granted under prior approval (60) and the proposed number (68) that Ms Coley states will be submitted as part of a planning application in early 2022. The appendix notes public consultation will take place in January 2022, but I have seen no sign of that yet, suggesting slippage.</p> <p>However, given the Council own the building and there is a fall back position of 60 units, I now accept this site is deliverable for 68 units.</p>

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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 the architect within the appendices, I consider it too premature for this scheme, subject of pre-application discussions but with no evidence of written agreement of support, to be included as deliverable.	<p>Deleted: 50</p> <p>Deleted: 50</p> <p>Deleted: Brownfield site, will be added to Brownfield Land Register in December 2021 update.</p>
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 application under consideration and page 64 of Ms Coley's appendices states that pre-app discussions have been relating to principle rather than design/scale. Therefore, I consider there are too many unknowns on the scale, design and content of an application to judge at this stage that it is deliverable. I also note that the site is "under offer" as per the pro forma provided, indicating that no developer is yet on board and presumably why the pre-application enquiry has focussed on the principle of development. There is no other evidence provided and much of the pro forma is blank. This is not clear evidence.	
Land At and Adjacent to Katherine Lowe House, Davyhulme	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	<p>This application was refused on 26 January 2022:</p> <p>1 The proposal, by reason of its appearance, form and layout, would introduce an uncharacteristic and visually inappropriate development to this prominent and sensitive location which would cause significant and permanent harm to the character of the area and to the street scene. It is wholly inconsistent with the policy objective of delivering well-designed places as a consequence of its contextual failings, particularly through the use of standard house-types and a highway-focussed layout. It is thus considered contrary to Policy L7 of the Trafford Core Strategy, SPG1: New Residential Development, the National Planning Policy Framework, and the National Design Guide.</p> <p>1 The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.</p>	<p>Deleted: Site will be added to Brownfield Land Register in December 2021 update</p> <p>Deleted: Live planning application.</p> <p>Formatted: Font: (Default) Arial, 12 pt</p>
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	<p>The email provided within Ms Coley's appendix is the same as the email provided in support of the Stretford Mall position. It is not clear from the email chain exactly what Ms Huber is being asked to confirm.</p> <p>There is no planning application under consideration and it is not clear or explained what the scheme will entail, how it will be brought forward and how it will be delivered.</p>	<p>Deleted: Site will be added to Brownfield Land Register in December 2021 update.</p>

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						Moreover, as the site is currently in use as a music centre, I do not consider it "available now" as set out in the Framework definition of 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 because there is no planning permission; the Council refused to grant permission for 56 apartments and this is currently subject to an appeal. There is no evidence that the applicant will bring forward a smaller scheme should permission be refused. Site should only be deemed deliverable once permission is granted or there is at least a scheme before the Council that it is willing to support.
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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 and the evidence by way of an email between the developer and the Council, I judge that this is sufficient evidence to demonstrate a realistic prospect of the site being delivered within five years, especially as the previous building has been demolished.
							Deleted: Disagree
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 provides a pro forma and no further evidence of developer intent of bringing a revised scheme into the planning system. I therefore dispute this site.
							Deleted: and application covering both sites expected 2022
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 planning application, let alone a permission granted. Only a pro forma and no other evidence has been provided, which does not constitute any firm agreement or evidence to substantiate its deliverability.
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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 Council has now sold this site to a developer. However there is no evidence provided from a developer on their intentions with the site and I therefore do not consider there is sufficient evidence for it to be deemed deliverable, considering there is no planning application.
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 deliverable because Ms Coley has identified that the current planning application for 22 homes and a care home is not supported. There is no other permission as a fallback. I note that the Council want to retain the pub as a non-designated heritage asset.
							Deleted: Site will be added to Brownfield Land Register in December 2021 update.

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							I advised the brewery who own the pub on the planning prospects of four schemes that potential purchasers of the site had prepared in bidding for the site (including the current applicant and another developer who took a scheme to the Council for pre-application advice. None of those schemes retained the pub. Therefore I question the deliverability and feasibility of an amended scheme.
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 provided by Ms Coley is a proforma. In the absence of anything from a developer on firm and clear intent, I do not consider this site meets the definition of deliverable. It is another example of a site that is being included prematurely, and should only be included at a later point in the planning process.
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 Council own the site and wish to bring it forward for development. However a lot needs to happen for development to take place, including the planning process and legal and financial transactions for a developer 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 developer provided in Ms Coley's appendix is helpful, but does not indicate a clear pathway to planning and commencing and building the development. I note that intrusive investigations are needed, for example, and that the site will "only become available" once planning permission is granted. Therefore, this site should not be included as a deliverable site contributing to the five year supply until such time permission is granted.
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 hotel operator. There is no evidence provided apart from a proforma. I do not consider the site can be 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 application has been under consideration since Spring 2021. There have been no updates published online on the application since May 2021. There is no correspondence in Ms Coley's appendices to show whether the landowner or developer will come forward with a smaller scheme. Until such time it is clear that a feasible and viable scheme will be supported by the Council, the site should not be treated as deliverable.

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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 provided in Ms Coley's appendices on this site, but as it is a minor development on a site owned by the Council I have accepted this as deliverable.

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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 position 27 January 2022
Skerton / Elsinore	0	367	+367	Identified in the Statement of Case. Full planning permission granted in May	Agreed	N/A	

Site Name	HLS Number March 2021	HLS Number November 2021	5 yrs +/-	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, Davyhulme	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 completions 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, 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 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
				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.			<p>If RM are submitted in March 2022 and approved in September 2022, I expect development will commence in early 2023 (allowing for discharge of conditions, legal completions). Allowing time for clearance, preparatory works and infrastructure, I do not envisage a realistic prospect of completions before 2024.</p> <p>The Design and Access Statement for the outline illustratively shows 11 residential plots, and shows several phases. The RM figure given departs from the illustrations in the DAS.</p> <p>Whilst I dispute that the 630 homes will all be complete by November 2026, having considered the email provided within Ms Coley's Proof of Evidence, I can accept that around 395 homes could be delivered within five years, based on the first four residential phases set out in the DAS phasing plan (noting that there are likely to be four sales outlets); this equates to just shy of an average of 100 completions in years 3,4 and 5 which I consider a reasonable allowance.</p>
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	<p>The email provided in Ms Coley's appendix relates to the Lacey Street site, which is described by Ms Coley as comprising approximately 150 units out of the overall 800 within the outline application. The email agrees with the content of the proforma.</p> <p>I agree that approximately 150 units are deliverable within five years, even though the site does not yet have outline permission. My reading of Ms Coley's appendices is that there is no developer onboard for the rest of the residential development and I conclude that the remaining units are not yet deliverable.</p>
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 the site does not have planning permission (and no planning application has been submitted). There are too many uncertain steps before this site can be described as having a realistic prospect of delivery underpinned by clear evidence, ie preparation and submission of application, positive determination by the LPA.

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
				on site late 2023. Developer has track record of delivery.			The LPA assume that it will follow on from the adjacent site that does have planning permission and that is controlled by same developer; this assumption is not in my view clear evidence and there are factors associated with the success of the permitted development (eg build-rate, sales-rate) that might change and that might influence the prospect of this new site coming forward within the timeframes 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 permission and the LPA are defending an appeal. There is no evidence provided by the LPA to show that a 163 unit scheme would be viable and that the landowner would proceed with such an application. Given site history and LCCC objections to date, even in the event that a 163 dwelling scheme was brought forward, I consider there is no certainty that this 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 is not yet determined; Ms Coley stated that there is a PPA that takes the scheme to February 2022 planning committee, but the PPA has not been provided as proof of evidence. A PPA does not guarantee that planning committee will grant permission. However, upon reflection of the email within Ms Coley's appendices and an inspection of the planning application online, I judge that there is a realistic prospect of these homes being delivered within five 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 formal pre-application submission has been made, there is no planning application under consideration and no planning permission has been granted. The email within Ms Coley's appendices (page 36) from a developer aims for public consultation in January 2022, but I have seen nothing online to suggest this has happened yet. The site was not previously in the supply at March 2021 and I do not agree that speculation about a potential planning application constitutes clear evidence to demonstrate a realistic prospect of the 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 submitted yet and there is no planning permission 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 position 27 January 2022
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 the Council and Trafford Housing Trust (THT), which has been confirmed by THT. I judge that this is 'firm progress' (as per PPG) towards a planning 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. 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 has been pending determination since May 2021. I note there are plentiful objections to the scheme from local residents and I judge that there is a potential for the application not to be approved at planning committee. Until such time as permission is granted, I consider this site should not be treated as deliverable.
Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse 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 Coley's appendix, I judge an additional 22 homes (ie Phase 2) can also be treated as deliverable, however the email shows sufficient uncertainty over future phases that I dispute that any more can be included within the 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 deliverable. It may have been subject to a pre-application discussion in December 2021, but no planning application has been submitted yet and I judge that there are too many uncertainties at this premature stage to deem the site is 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, the difference between the number granted under prior approval (60) and the proposed number (68) that Ms Coley states will be submitted as part of a planning application in early 2022. The appendix notes public consultation will take place in January 2022, but I have seen no sign of that yet, suggesting slippage. However, given the Council own the building and there is a fall back position of 60 units, I now accept this site is deliverable for 68 units.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yrs +/-	LPA Explanatory Notes (updated 28 January 2022)	Appellant Agree/ Dispute	Appellant Explanatory Notes	Appellant updated position 27 January 2022
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 the architect within the appendices, I consider it too premature for this scheme, subject of pre-application discussions but with no evidence of written agreement of support, to 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 application under consideration and page 64 of Ms Coley's appendices states that pre-app discussions have been relating to principle rather than design/scale. Therefore, I consider there are too many unknowns on the scale, design and content of an application to judge at this stage that it is deliverable. I also note that the site is "under offer" as per the pro forma provided, indicating that no developer is yet on board and presumably why the pre-application enquiry has focussed on the principle of development. There is no other evidence provided and much of the pro forma is blank. This is not clear evidence.
Land At and Adjacent to Katherine Lowe House, Davyhulme	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 and layout, would introduce an uncharacteristic and visually inappropriate development to this prominent and sensitive location which would cause significant and permanent harm to the character of the area and to the street scene. It is wholly inconsistent with the policy objective of delivering well-designed places as a consequence of its contextual failings, particularly through the use of standard house-types and a highway-focussed layout. It is thus considered contrary to Policy L7 of the Trafford Core Strategy, SPG1: New Residential Development, the National Planning Policy Framework, and the National Design Guide. 1 The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.
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 within Ms Coley's appendix is the same as the email provided in support of the Stretford Mall position. It is not clear from the email chain exactly what Ms Huber is being asked to confirm. There is no planning application under consideration and it is not clear or explained what the scheme will entail, how it will be brought forward and how it will 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 position 27 January 2022
							Moreover, as the site is currently in use as a music centre, I do not consider it "available now" as set out in the Framework definition of 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 because there is no planning permission; the Council refused to grant permission for 56 apartments and this is currently subject to an appeal. There is no evidence that the applicant will bring forward a smaller scheme should permission be refused. Site should only be deemed deliverable once permission is granted or there is at least a scheme before the Council that it is 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 and the evidence by way of an email between the developer and the Council, I judge that this is sufficient evidence to demonstrate a realistic prospect of the site being delivered within five years, especially as the previous 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 provides a pro forma and no further evidence of developer intent of bringing a revised scheme into the planning system. I therefore dispute this site.
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 planning application, let alone a permission granted. Only a pro forma and no other evidence has been provided, which does not constitute any firm agreement or 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 Council has now sold this site to a developer. However there is no evidence provided from a developer on their intentions with the site and I therefore do not consider there is sufficient evidence for it to be deemed deliverable, considering there is no planning application.
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 deliverable because Ms Coley has identified that the current planning application for 22 homes and a care home is not supported. There is no other permission as a fallback. I note that the Council want to retain the pub as a non-designated heritage asset.

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
							I advised the brewery who own the pub on the planning prospects of four schemes that potential purchasers of the site had prepared in bidding for the site (including the current applicant and another developer who took a scheme to the Council for pre-application advice. None of those schemes retained the pub. Therefore I question the deliverability and feasibility of an amended scheme.
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 provided by Ms Coley is a proforma. In the absence of anything from a developer on firm and clear intent, I do not consider this site meets the definition of deliverable. It is another example of a site that is being included prematurely, and should only be included at a later point in the planning process.
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 Council own the site and wish to bring it forward for development. However a lot needs to happen for development to take place, including the planning process and legal and financial transactions for a developer 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 developer provided in Ms Coley's appendix is helpful, but does not indicate a clear pathway to planning and commencing and building the development. I note that intrusive investigations are needed, for example, and that the site will "only become available" once planning permission is granted. Therefore, this site should not be included as a deliverable site contributing to the five year supply until such time permission is granted.
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 hotel operator. There is no evidence provided apart from a proforma. I do not consider the site can be 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 application has been under consideration since Spring 2021. There have been no updates published online on the application since May 2021. There is no correspondence in Ms Coley's appendices to show whether the landowner or developer will come forward with a smaller scheme. Until such time it is clear that a feasible and viable scheme will be supported by the Council, the site should not be treated as deliverable.

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
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 provided in Ms Coley's appendices on this site, but as it is a minor development on a site owned by the Council I have accepted this as deliverable.

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	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, WA15 8EP	59	0	0	0
2605	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51	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
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	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

2622	ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE, WA15 9NT	7	0	0	0
2635	1 MARKET STREET, ALTRINCHAM, WA14 1QE	7	0	0	0
2781	WHEATSHEAF HOTEL, 21 CHURCH STREET, ALTRINCHAM, WA14 4EE	7	0	0	0
2797	FORMER PANFLORA NURSERIES, BARNS LANE, WARBURTON, LYMM, WA13 9UG	7	0	0	0
2800	479 - 481 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, M16 9HF	7	0	0	0
1823-03	FORMER POST OFFICE, 48 MANCHESTER ROAD, CARRINGTON, M31 4BD	6	0	0	0
2573	REAR OF 132-138 BARTON ROAD, STRETFORD, M32 9AE	6	0	0	0
2605-02	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6	0	0	0
2605-03	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6	0	0	0
2511	LAND TO THE REAR 40 MILTON ROAD, STRETFORD, M32 0TQ	5	0	0	0
2607-02	77-79 CROSS STREET, SALE, M33 7AA	5	0	0	0
2673	LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT	5	0	0	0
2679	LAND TO THE REAR OF THE OLD POLICE STATION AND GLADSTONE BUILDINGS ON STATION ROAD, URMSTON	5	0	0	0
2736	FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9JQ	5	0	0	0
1252	LAND ADJ 3 GRANGE ROAD, WA14 2	4	0	0	0
2442	HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ	4	0	0	0
2545	LAND TO THE REAR OF THE SQUARE, HALE ROAD, HALE BARNS, WA15 8ZN	4	0	0	0
2651	THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 0NU	4	0	0	0
2709	16 Old Market Place, Altrincham, WA14 4DF	4	0	0	0
2743	1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT	4	0	0	0
2754	STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY	4	0	0	0
2768	497 CHESTER ROAD, OLD TRAFFORD, M16 9HF	4	0	0	0
2787	34-36 SCHOOL ROAD, SALE, M33 7XF	4	0	0	0
1300	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, WA15 0NR	3	0	0	0
1531	ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB	3	0	0	0
1542-02	L & M SITE PHASE 2, NORMAN ROAD	3	0	0	0
2192	PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS	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 BROOK ROAD, ALTRINCHAM, WA14 5GQ	3	0	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
2724	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
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
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
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
2729	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
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
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	0	0	0
2577	19 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1	0	0	0
2579	BAY MALTON HOTEL, 55 SEAMONS ROAD, ALTRINCHAM, WA14 5RA	1	0	0	0
2582	2 WOODSEND ROAD, FLIXTON, M41 8QT	1	0	0	0
2585	ONION FARM, WARBURTON LANE, WARBURTON, WA13 9TW	1	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 DARESURY 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
2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD, M32 0DX	1	0	0	0
2691	LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME, M41 7WH.	1	0	0	0
2692	216 HALE ROAD, HALE, ALTRINCHAM, WA15 8EB	1	0	0	0
2695	1 LUCY STREET, OLD TRAFFORD, MANCHESTER, M15 4BX	1	0	0	0
2701	17 BEESTON ROAD, SALE, M33 5AQ	1	0	0	0

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	0	0	0
2723	10 PINWOOD, BOWDON, WA14 3JQ	1	0	0	0
2730	17 KIRKLANDS, SALE, M33 3SG	1	0	0	0
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 BARNES, WA15 0LW	1	0	0	0
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
2774	460 CHESTER ROAD, OLD TRAFFORD, M16 9HD	1	0	0	0
2785	12 DERBYSHIRE ROAD SOUTH, SALE, M33 3JP	1	0	0	0
2786	9 CHAPEL LANE, HALE BARNES, 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
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	39 TALBOT ROAD, OLD TRAFFORD	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, HALEBARNES	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
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD 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
1944	19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN	0	5	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

		4273	6096	5170	2454

	Site Address	Site	Ward	Area	Size	Units	Flats	Houses	Market	RSL	PRA	Reg Centre	Inner Area	South City Region	1 Bed Market	1 Bed Affordable	2 bed Market (Apartments)	2 Bed Market Houses (Family)	2 Bed Affordable (Apartments)	2 Bed Affordable Houses (Family)	3 bed + (Market)	3 bed + (Affordable)	For House Flow Yearly Figures	Demolition	Conversion	Change of Use From	Change of Use To	Prior Approvals	Temp Dwelling	Student Halls	Other communal Accommodation			
QUARTER 1 21/22	LIBRARY, 405 STOCKPORT ROAD AND CAR PARK ON BAKER STREET, TIMPERLEY, WA15 7XR	2521 - 93987/FUL/18	Village	Altrincham	0.46	29	29		15	14				29		4	15			10				no	no	no	no	no	no	no	no	no		
	ALEXANDRA HOUSE, 80 ST JOHNS ROAD, ALTRINCHAM, WA14 2LZ	2255 - 86989/FUL/15	Bowdon	Altrincham	0.36	40	34	6	40					40	6		10					24		yes	no	no	no	no	no	no	no	no		
	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	1988 - 95723/FUL/18	Longford	Stretford	2.91	12		12					12									12		no	no	no	no	no	no	no	no	no		
	LAND TO THE REAR OF THE OLD POLICE STATION AND GLADSTONE BUILDINGS ON STATION ROAD, URMSTON	2679 - 97899/FUL/19	Urmston	Urmston	0.2	5		5	5					5								5		no	no	no	no	no	no	no	no	no		
	22A GREEN LANE, SALE, M33 5PN	2570	Ashton Upon Mersey	Sale		1	1		1					1	1									no	no	B1a	C3	UNKNOWN	no	no	no	no		
	CLAREMONT RESIDENTIAL HOME, 254 WASHWAY ROAD, SALE, M33 4RZ	2687 - 98962/FUL/19	St Marys	Sale	0.14	1	1		1					1	1									no	no	no	no	no	no	no	care home	no		
	LAND AT ROTHEWAY CRESCENT, SALE, M33 4NL	1663 - 82896/FUL/2014	Broadheath	Sale	0.19	2		2	2					2								2		no	no	no	no	no	no	no	no	no	no	
	DERBY HALL, 20 KING STREET, STRETFORD, M32 8AE	2567 - 97324/FUL/19	Stretford	Stretford	0.05	13		13		13			13			12		1						no	no	yes	A4	C3	no	no	no	no	no	
	42-44 BROOK ROAD, FLIXTON, M41 5RY	2734 - 100611/FUL/20	Flixton	Urmston	0.04	2		2	2					2				2						no	no	no	A1	C3	no	no	no	no	no	
	2 NORWOOD ROAD, STRETFORD, M32 8PW	2608 - 91039/FUL/17	Longford	Stretford	0.05	1	1		1				1					1						no	yes	no	no	no	no	no	no	no	no	
	Land at Heath Farm Lane, Partington	1823-05 - 94949/HYB/18	Bucklow St Martins	Partington	29	9		9	9				9						2				7	no	no	no	no	no	no	no	no	no	no	
	1 BLUEBERRY ROAD, BOWDON, WA14 3LS	2733 - 98815/FUL/19	Bowdon	Altrincham	0.1	1		1	1					1								1		yes-1	no	no	no	no	no	no	no	no	no	
	Woodend, South Downs Road, Bowdon, WA14 3HE	2505 - 92760/FUL/17	Bowdon	Altrincham		1		1	1					1								1		Yes -1	no	no	no	no	no	no	no	no	no	
	Horseshoe House, Davidsdale Road, Altrincham, WA14 2AT	2659 - 97467/FUL/19	Bowdon	Altrincham	0.09	1		1	1					1								1		Yes -1	no	no	no	no	no	no	no	no	no	
	42 Brook Avenue, Timperley, WA15 6SJ	2571 - 94128/FUL/18	Broadheath	Altrincham	0.1	3		3	3					3								3		Yes -1	no	no	no	no	no	no	no	no	no	
	18 and 20 Broomfield Lane, Hale, WA15 9AU	2612 - 96215/FUL/18	Hale	Altrincham	0.07	1		1	1					1								1		yes -1	no	no	no	no	no	no	no	no	no	
	24 Broad Lane, Hale Barns, Altrincham, WA15 0DF	2554 - 93285/FUL/17	Hale Barns	Altrincham	0.26	1		1	1					1								1		no	no	no	no	no	no	no	no	no	no	
	170-180 upper chorlton road, old trafford, M16 0BE	2533 - 89619/FUL/16	Clifford	Old Trafford	0.2	7		7	7				7			5		2						no	no	no	no	no	no	no	no	no	no	
468 CHESTER ROAD, OLD TRAFFORD, M16 9HE	2758 - 101276/FUL/20	Clifford	Old Trafford	0.003	2	2		2				2			2								no	no	no	no	no	no	no	no	no	no		
QUARTER 2 21/22	FIRST FLOOR 177 MOORSIDE ROAD, FLIXTON, M41 6SJ	2788 - 102649/PRO/20	Flixton	Urmston		1								1									No	No	No	B1a	C3	Yes	no	no	no	no	no	
	FIRST FLOOR AND SECOND FLOOR 22-24 STATION ROAD, URMSTON, M41 9JQ	2736 - 99670/FUL/19	Urmston	Urmston	0.03	5		5					5		3		2							no	no	no	no	no	no	no	no	no	no	
	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	1988 - 95723/FUL/18	Longford	Stretford	2.91	31		22	9	31			31				22		8			1		no	no	no	no	no	no	no	no	no	no	
	Land at Heath Farm Lane, Partington	1823-05 - 94949/HYB/18	Bucklow St Martins	Partington	29	4		4		4				4										no	no	no	no	no	no	no	no	no	no	
	77-79 cross street, sale, m33 7aa	2607 - 97149/PRO/19	priority	Sale	0.32	31	31		31					31	4		22					5	4	no	no	no	B1a	C3	Yes	no	no	no	no	
	Land to the North of Station Road, Stretford	2672 - 100629/RES/20	Gorse Hill	Stretford	0.21	10	10		10				10				10							no	no	no	no	no	no	no	no	no	no	
	879 Chester road, Stretford, M32 0RN	2777 - 102066/FUL/20	Gorse Hill	Stretford	0.036	2	2		2				2				1							no	no	no	D1	C3	no	no	no	no	no	
	26 higher road, Urmston	2674 - 98378/FUL/19	Urmston	Urmston	0.02	2	2		2				2		2									no	no	no	no	no	no	no	no	no	no	
	6 Crofts bank, urmston,	2660 - 97968/FUL/19	Urmston	Urmston	0.02	1	1		1					1								1		no	no	no	B1A	C3	no	no	no	no	no	
	BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM	2434 - 95514/FUL/18	Hale Central	Altrincham	0.22	22		12	10	10	12			22			9			3		10		no	no	no	no	no	no	no	no	no	no	no
	19A THE DOWNS, ALTRINCHAM, WA14 2QD	2589 - 95245/COU/18	Bowdon	Altrincham	0.01	4	4		4					4	4									no	Yes	no	no	no	no	no	no	no	no	
	1 Market Street, Altrincham, WA14 1QE	2635 - 95499/FUL/18	Altrincham	Altrincham	0.02	6	6		6					6	3		3							no	no	no	D2/B1a	C3	no	no	no	no	no	
	9-13 washway road, Sale, M33 7AD	1918-1 - 86213/FUL/15	priority	Sale	0.09	8	8		8					8	8									no	no	no	no	no	no	no	no	no	no	
	2 Homelands road, Sale, M33 4BE	2739 - 100897/FUL/20	Brooklands	Sale	0.1	2		2	2					2								2		no	no	no	no	no	no	no	no	no	no	
	12 Derbyshire road south, Sale, M33 3JP	2785 - 102455/COU/20	Brooklands	Sale		1	1		1					1								1		no	no	no	D1	C3	Yes	no	no	no	no	
	LAND ADJ TO 34 DARNLEY STREET, OLD TRAFFORD, M16 9NF	2547 - 93849/FUL/18	Clifford	Stretford	0.01	1		1	1				1										1	no	no	no	no	no	no	no	no	no	no	
	PORTLAND HOUSE, 431 CHESTER ROAD, M16 9HA	2054-01 - 100049/FUL/20	Clifford	Stretford		1	1		1				1			1								no	Yes	no	no	no	no	no	no	no	no	
	487 CHESTER ROAD, OLD TRAFFORD, M16 9HF	2767 - 101795/FUL/20	Clifford	Stretford	0.035	1		1	1				1										1	no	no	no	B1A	C3	no	no	no	no	no	
497 CHESTER ROAD, OLD TRAFFORD, M16 9HF	2768 - 102120/FUL/20	Clifford	Stretford	0.03	4	4		4				4					4						no	no	no	B1a	c3	no	no	no	no	no		
QUARTER 3 UP TO 23/11/2021	269 CHURCH ROAD, FLIXTON, MANCHESTER, M41 6EP	2696 - 99286/FUL/19	Flixton	Urmston	0.11	5		3	2	5			5		3							2	no	Yes	C1	C3	no	no	no	no	no	no		
	186 hale road, hale, WA15 8SQ	2440 - 91094/FUL/17	Hale Central	Altrincham		1		1	1				1									1	yes	no	no	no	no	no	no	no	no	no	no	
	42 Fownhope Avenue, Sale, M33 4RH	2621 - 96189/FUL/18	St Marys	Sale	0.05	3	3		3				3		3								no	Yes	no	no	no	no	no	no	no	no	no	
	Land at Heath Farm Lane, Partington	1823-05 - 94949/HYB/18	Bucklow St Martins	Partington	29	6		6	6				6									6	no	no	no	no	no	no	no	no	no	no	no	
	ITRON	1988 - 95723/FUL/18	Longford	Stretford	2.91	37	37		37				37			2		35						no	no	no	no	no	no	no	no	no	no	
LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	1596 - 90991/FUL/17	Clifford	Old Trafford	1.03	89		77	12				89			31		46					12	no	no	no	no	no	no	no	no	no	no		

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

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

		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

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)	Approved with Conditions 14 May 2021	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.	Approved with Conditions 9 April 2021	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.	Approved with Conditions 2 June 2021	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.	Approved with Conditions 2 July 2021	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.	Approved with Conditions 29 April 2021	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.	Approved with Conditions 15 October 2021	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 business floorspace (Use Class E), with a single residential apartment (Use Class C3) above, together with	Approved with Conditions 27 July 2021	1

		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)	Approved with Conditions 27 May 2021	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.	Approved with Conditions 21 October 2021	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).	Prior Approval Approved 9 June 2021	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.	Approved with Conditions 16 July 2021	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 apartment. 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 Approved 17 September 2021	1

		(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		
a	LHN target pa	1,377
b	LHN target pa +20%	1,652.40
c	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
l	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
o	Shortfall	977

Trafford Housing Land Supply - WSP		
Position at 1/4/21		
a	LHN target pa	1,377
b	LHN target pa +20%	1,652.40
c	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	1125
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
l	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
o	Shortfall	2,722

Trafford Data				WSP data							
SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	Application ref (if applicable)	Total capacity (as per permission or allocation)	Completions 1/4/21 to 30/11/21	<5 Years	Comments
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	526	0	0	0	Full permission	93779/FUL/18	526	0	526	
1607	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF	367	0	0	0	Full permission	100270/FUL/20	367	0	367	
1610-01	LAND AT LOCK LANE, PARTINGTON	298				Full permission	100110/RES/20	298	0	298	
1610-02	LAND OFF HALL LANE, PARTINGTON	151				Full permission	100109/FUL/20	151	0	151	
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149	0	0	0	Full permission	101044/FUL/20	149	0	149	
2725	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	114	149	0	0	Hybrid permission	100206/HYB/20	79	0	79	79 dwellings have full planning permission
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	89	0	0	0	Full permission	84703/FUL/15	89	0	89	
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84	0	0	0	Full permission	102822/FUL/20	84	0	84	
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75	0	0	0	Full permission	97897/FUL/19	75	0	75	
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	68	0	0	0	Full permission	88883/FUL/16	60	0	68	
1568	LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot)	49	0	0	0	Full permission	93153/FUL/17	49	0	49	
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	47	0	0	0	Full permission	91948/FUL/17	47	0	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	0	31	
2805	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29	0	0	0	Full permission	98438/FUL/19	29	0	29	
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24	0	0	0	Full permission	86263/FUL/15	24	0	24	
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0	0	0	Full permission	97677/FUL/19	11	0	11	
	Harry Lord House	66				Full permission	103729/RES/21	66		66	
TOTAL SUPPLY ON SITES WITH FULL PLANNING PERMISSION										2176	
						Pending S106 (Full)					
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	0	0	0		94986/FUL/18	202	0	202	
TOTAL SUPPLY ON SITES PENDING S106										202	
1596	LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	363	0	0	0	Under construction	90991/FUL/17	363	89	274	
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282	0	0	0	Under construction	95723/FUL/18	282	130	152	
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250	173	177	0	Under construction	94949/HYB/18	600	19	231	
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	174	0	0	0	Under construction	90711/FUL/17	174	0	174	
1542-01	L & M SITE PHASE 1, NORMAN ROAD	147	0	0	0	Under construction	82014/FULL/2013	147	75	72	
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177	0	0	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	29	0	0	0	Under construction	95548/FUL/18	29	0	29	
1640	319-365 NORRIS ROAD, SALE, M33 2UP	24	0	0	0	Under construction	90332/FUL/17	29	0	29	
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15	0	0	0	Under construction	98267/FUL/19	15	0	15	
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	0	0	Under construction	93133/FUL/17	10	0	10	
MAXIMUM SUPPLY ON SITES UNDER CONSTRUCTION										1186	
	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE									22	
1894-00	BOULEVARD, OLD BARTON	350	450	800	1400	Outline permission	85282/OUT/15	3000	0	350	LPA have provided evidence of funding dependent on RM completion within five years
TOTAL SUPPLY ON SITES WITH OUTLINE PERMISSION										372	
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110	0	0	0	Prior approval	100392/PRO/20	110	0	110	
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	96	0	0	0	Prior approval		96	0	96	
2605	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51	0	0	0	Prior approval	95981/PRO/18	62	0	62	
	Sunningdale House									12	
2843	94B TALBOT ROAD, OLD TRAFFORD	25	0	0	0	Prior approval	100392/PRO/20	25	0	25	
TOTAL SUPPLY FROM PRIOR APPROVALS										305	
	Kellogg's							750		395	
	Stretford Mall							800		150	
	Pomona							161		161	
	Shawe Lodge							27		27	
	Bold Street							143		143	
OTHER SITES										876	
	Maximum Deliverable Supply (major developments)	5117									
	Maximum Deliverable Supply (minor developments)	423									
	Maximum Supply	5540									

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



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,

A handwritten signature in black ink, appearing to read 'Stuart McCrone'.

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

*Permanence
Longevity
'Family' Resemblance*



Materiality

*Teracotta Tones
Brick & Concrete
Crafted Metalwork*



Order & Composition

*Base / Middle / Top
Key Datums*



Legible Frontages

*Clarity
Activity
Consistency*



Depth & Relief

*Solidarity & Texture
Window depth
Internal Balconies*



Brick Accents

*Local Character
Quality
Crafted Detailing*



Expressed Openings

*Change in material
Special Brick Details*



Facade Expression

*Rhythm
Civic Character
Grid and wall*

2.0 SUMMARY OF PREVIOUS PRE-APP

2.1 Precedents

Solid Wall



Conventional Frame



Playful Frame



2.2 Facade Concepts



Solid Wall



Conventional Frame



Playful Frame

2.3 Block G, Block B, Townhouses



Block G



Block B



Townhouses

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



Combination 02
A1, A2, A3, A4 Conventional Frame



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

2.5 Trafford Council Feedback

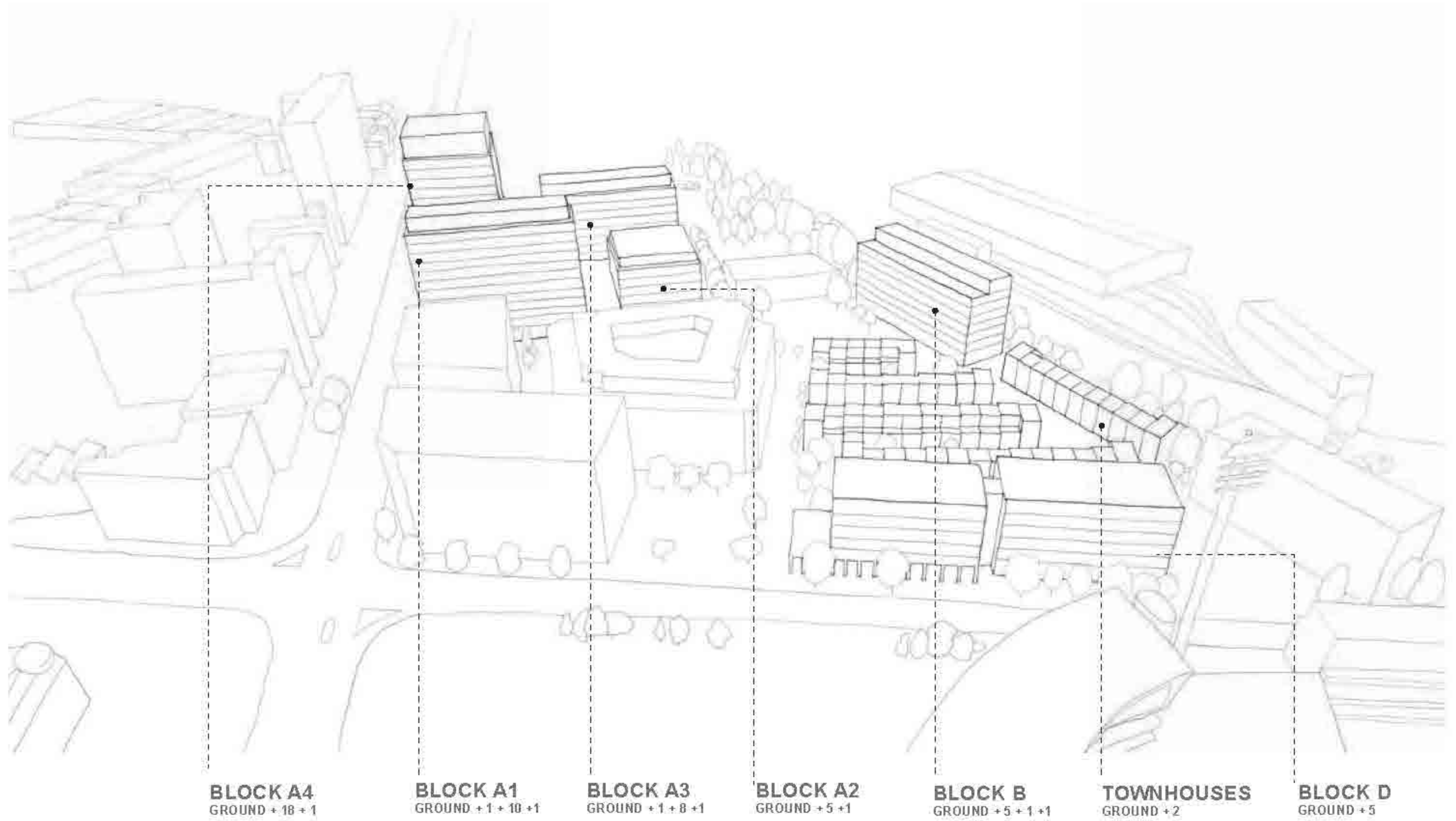
- Townhouses to follow precedent of Timekeepers Square: consistent orientation, regimented elevations, test pitch roofs
- Block G (Conventional Grid) well received, particularly as brick colour changes from one wing to the other
- Blocks A1/A3 (Solid Wall) well received, good articulation of townhouses 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

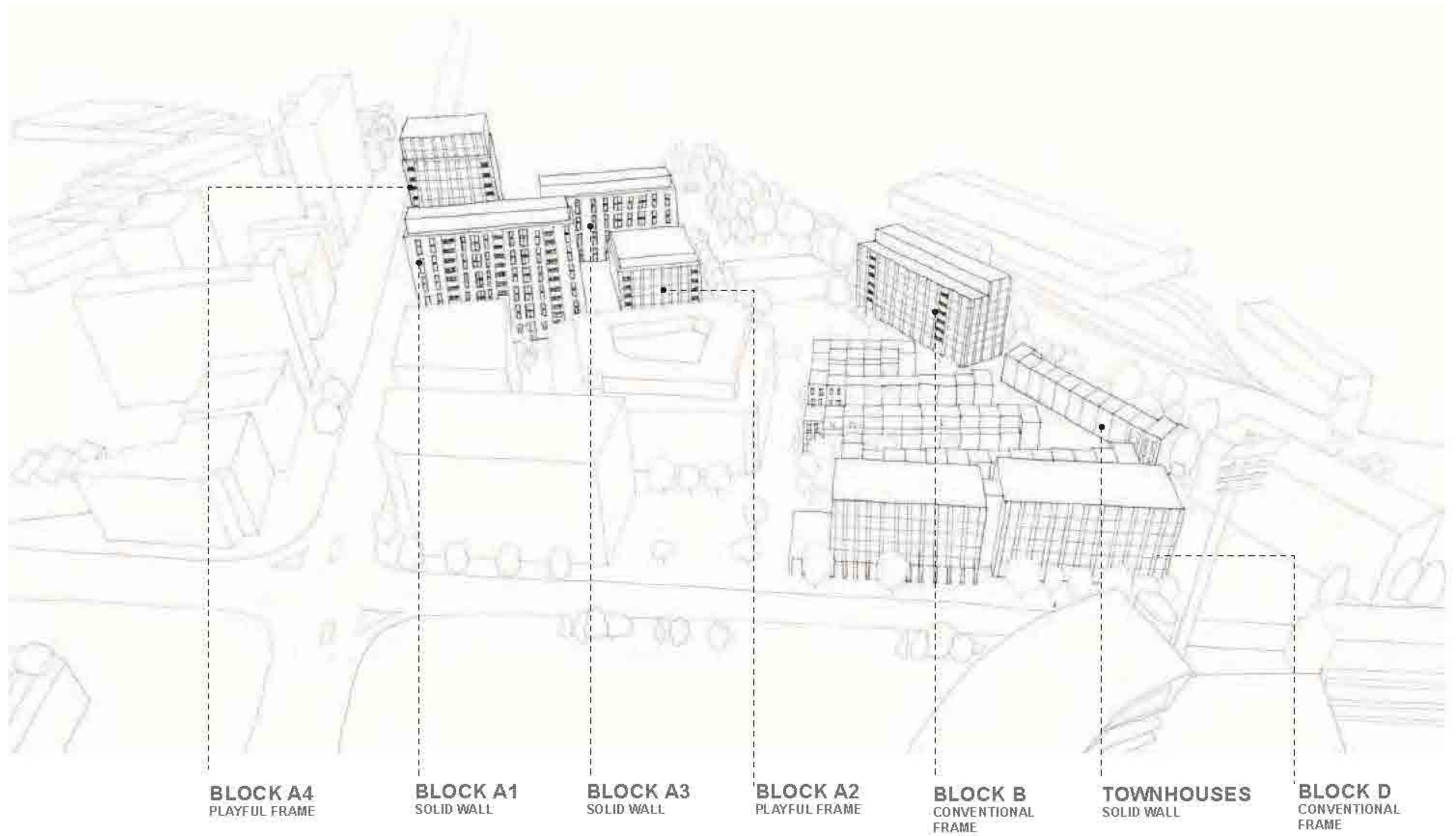
- Weathering/ maintenance of infill panels – keen to review options
- Depth of reveals – open to black linings and some tolerance on exact depth (no brick dims), but no “flat” façade
- Balconies – appear OK with partially inset, black metal railings

3.0 PROPOSED MASTERPLAN

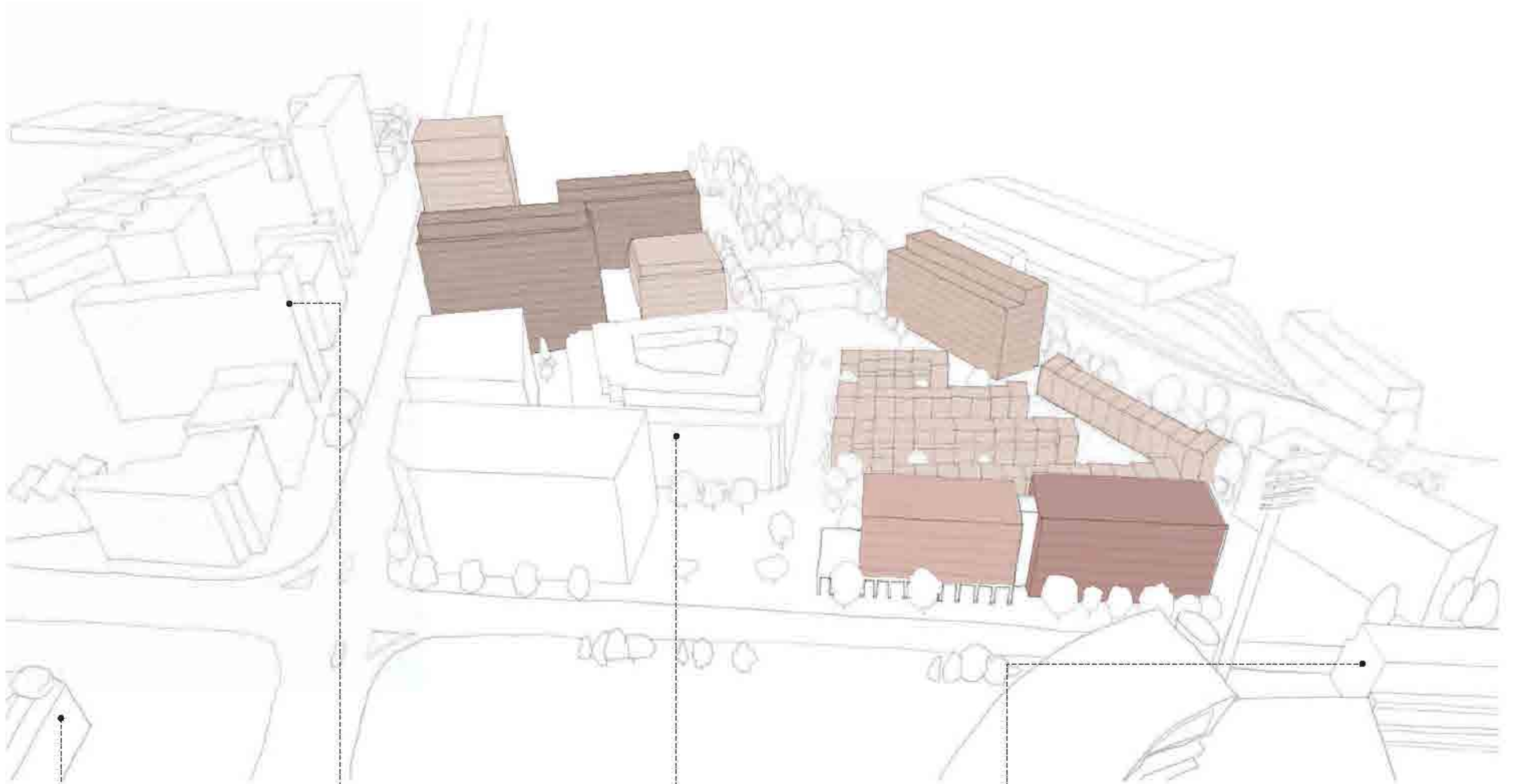
3.1 Height Site Strategy



3.2 Facade Type Site Strategy



3.3 Material Site Strategy



Trafford Town Hall
Red brick with stone detailing



Alexander House
Brown brick



University Academy 92
Red brick with banding

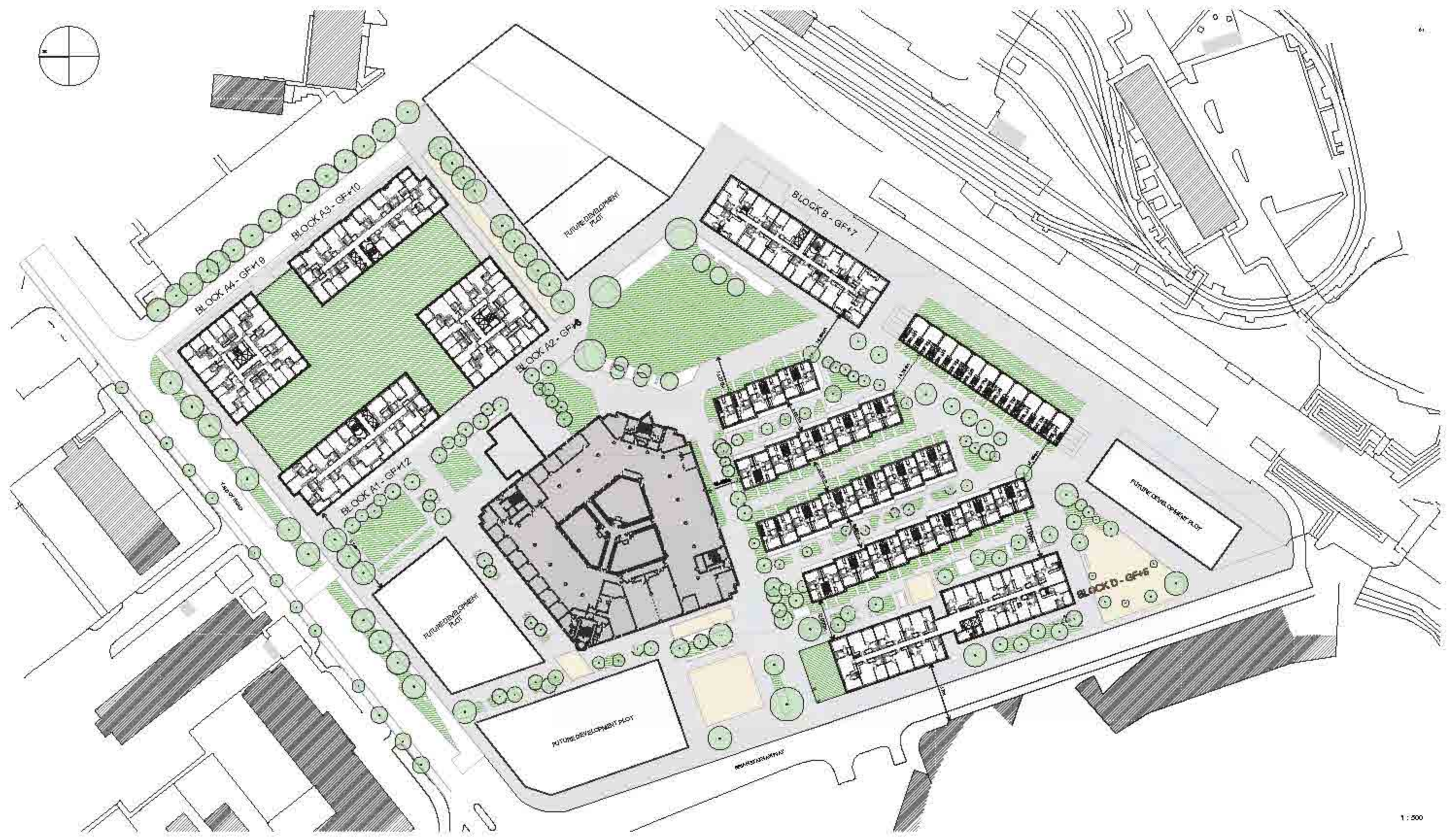


Trafford Cricket Ground
Red brick with concrete

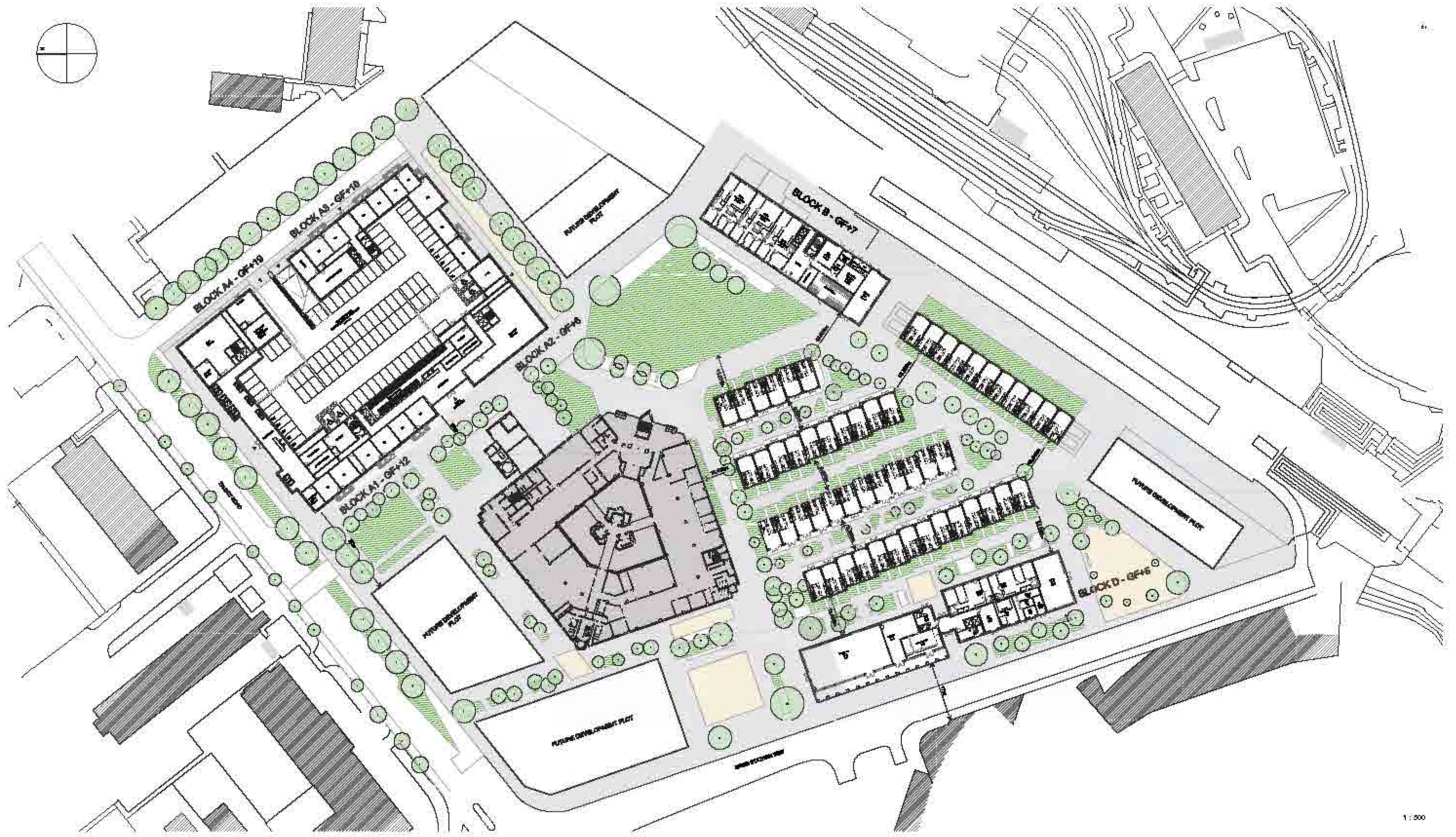
Block Tone Key

D (s)	A1 & A3	B
E (m)	Town Houses	A2 & A4

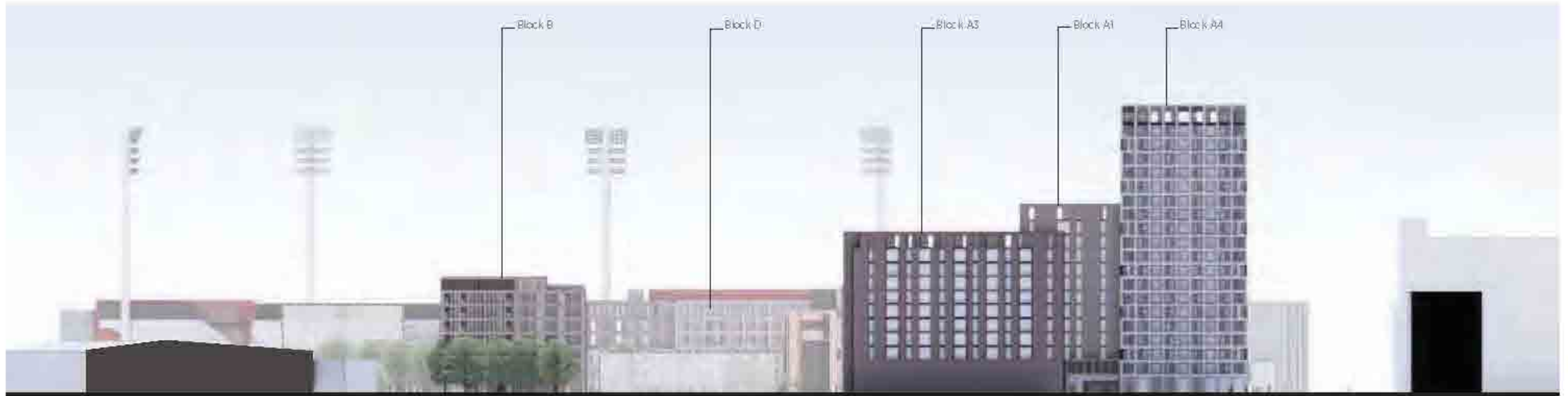
3.4 Proposed Site Plan (Typical floor)



3.5 Proposed Site Plan (Ground floor)



3.6 Proposed Site Sections

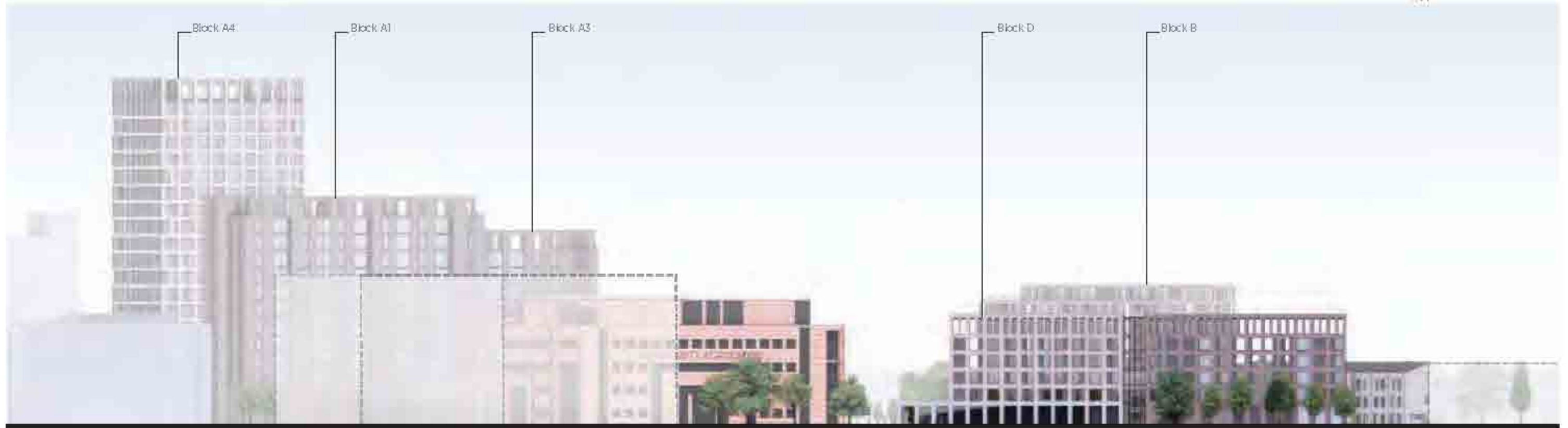
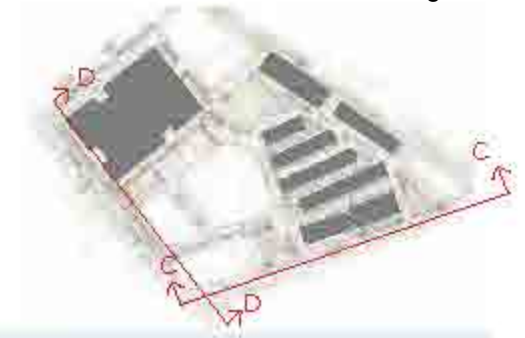


Section A

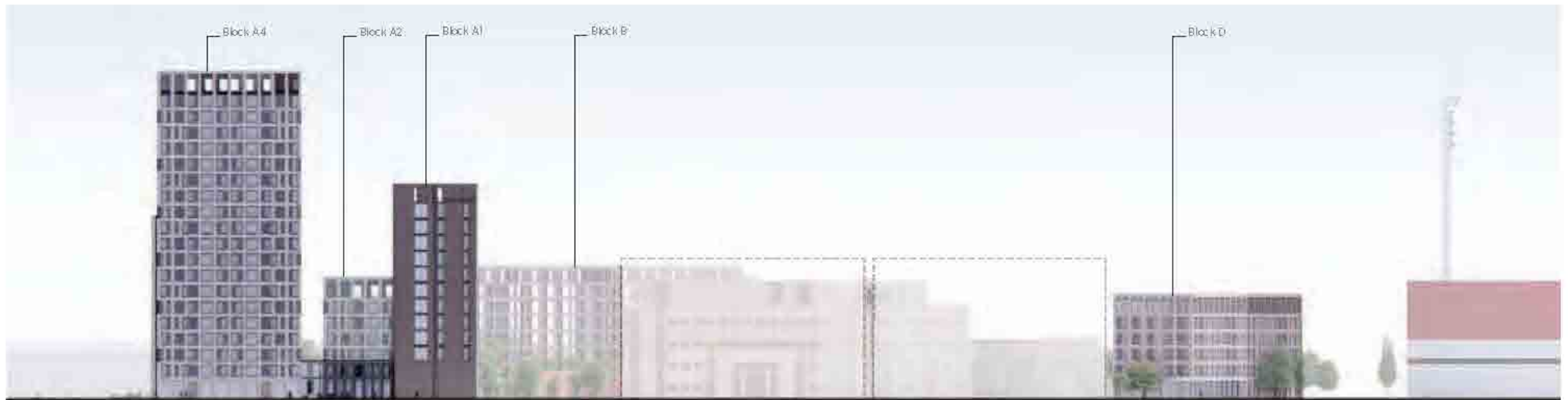


Section B

3.7 Proposed Site Sections



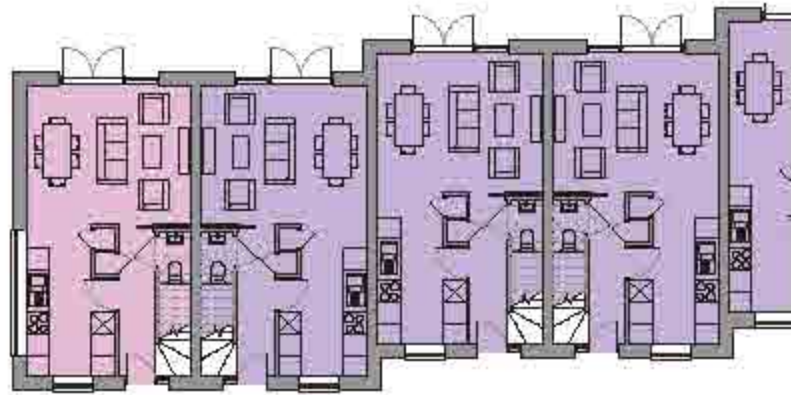
Section C



Section D

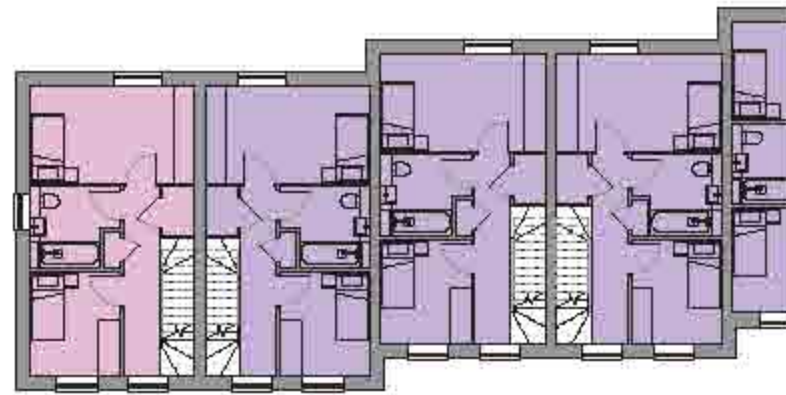
4.0 TOWNHOUSES

4.1 Townhouses

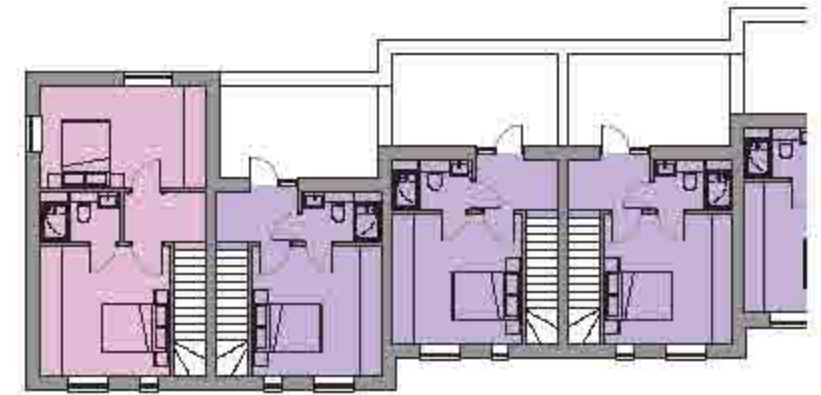


4 BED
2 BED

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STREET ELEVATION



GABLE ELEVATION

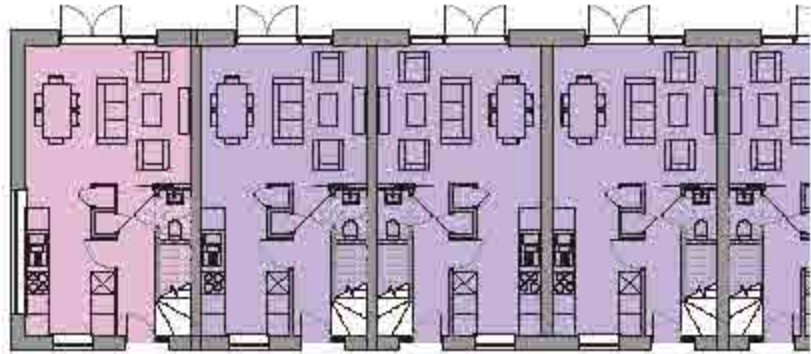


GARDEN ELEVATION

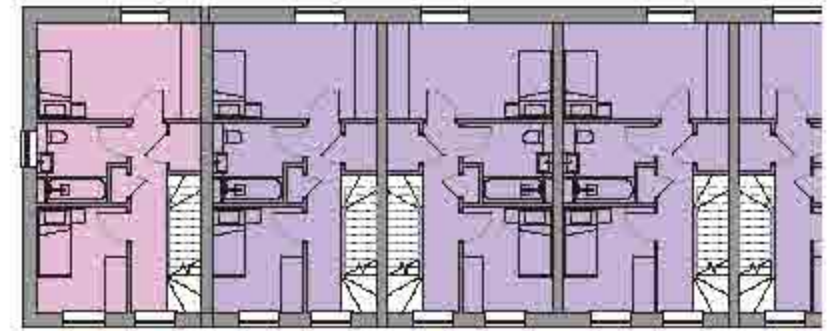


GABLE ELEVATION

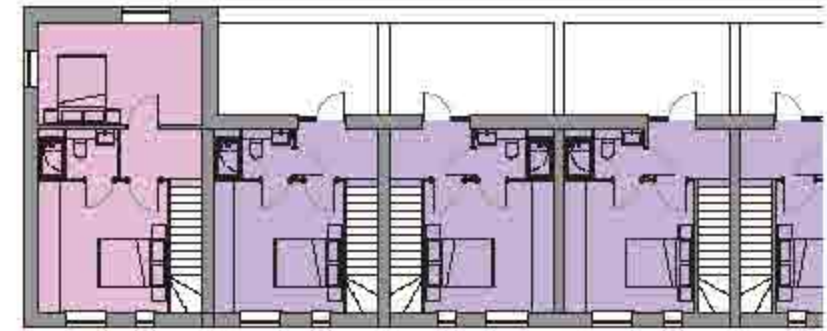
4.2 Townhouses



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STREET ELEVATION



GABLE ELEVATION



TRAM ELEVATION



GABLE ELEVATION

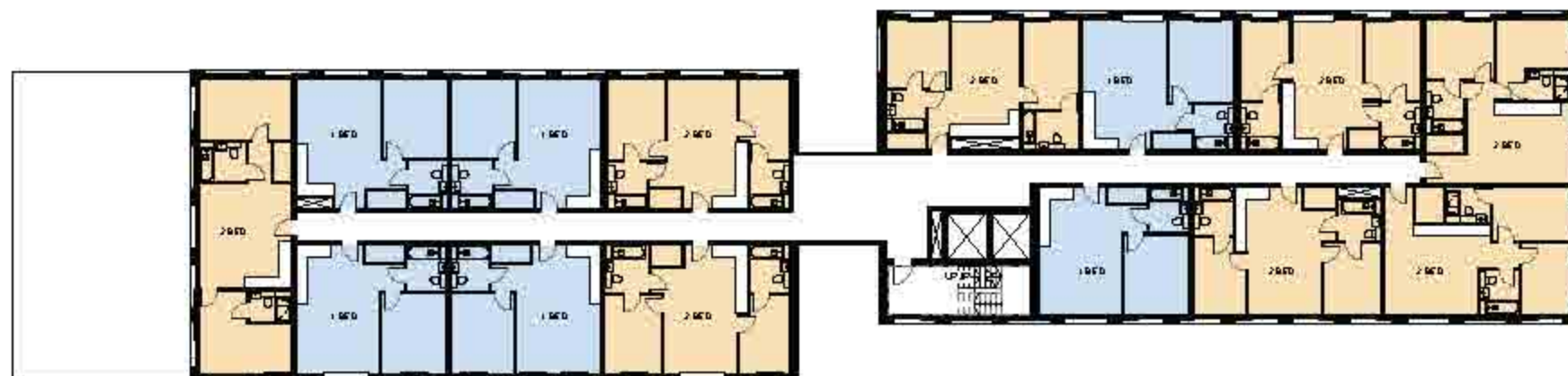
ASGD
SEED

5.0 BLOCK D

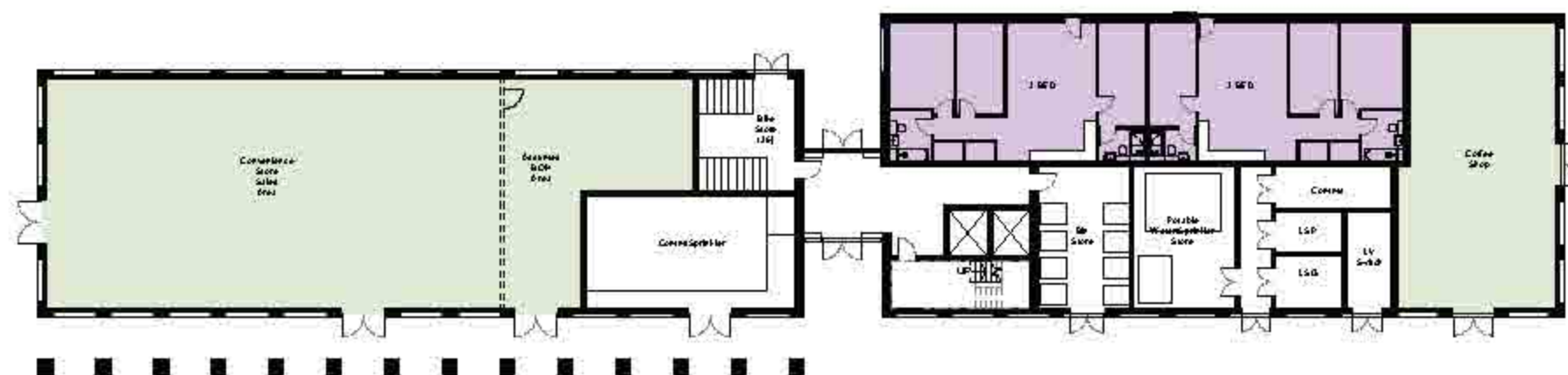
5.1 Block D - Plans



TOP FLOOR PLAN



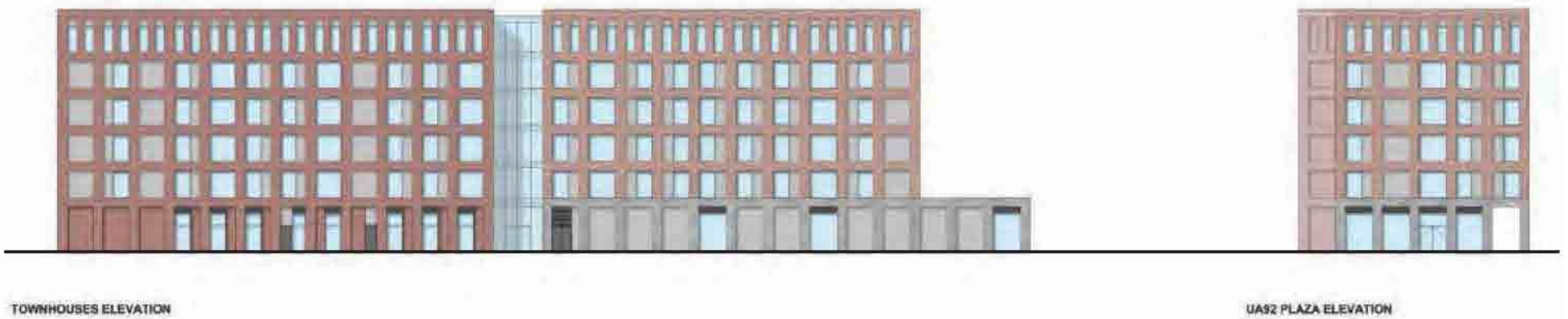
TYPICAL FLOOR PLAN



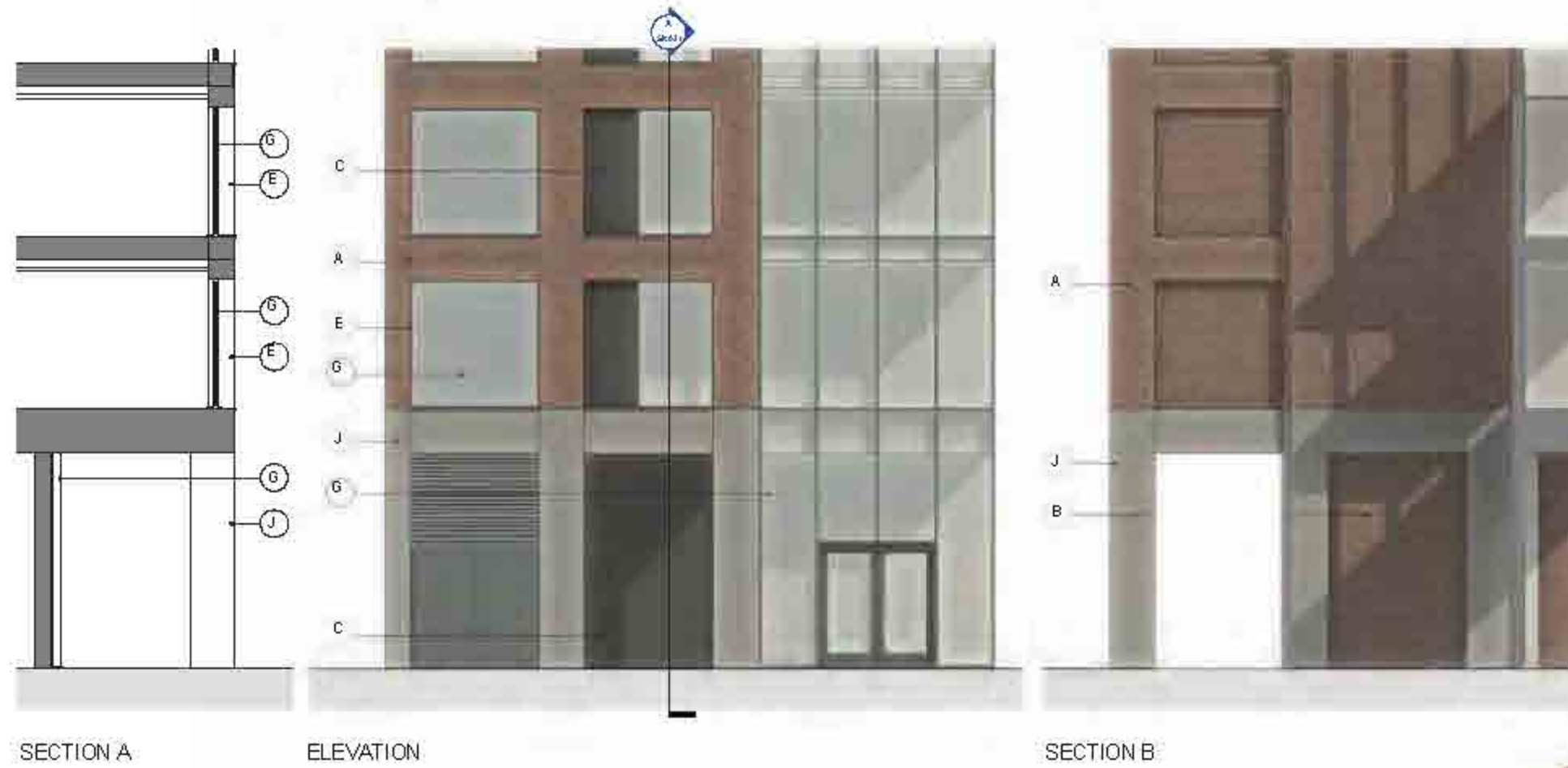
GROUND FLOOR PLAN

- 1 BED
- 2 BED
- 3 BED
- RETAIL / COMMERCIAL

5.2 Block D - Elevations



5.3 Block D - Ground & Typical - Emerging Detail Proposal



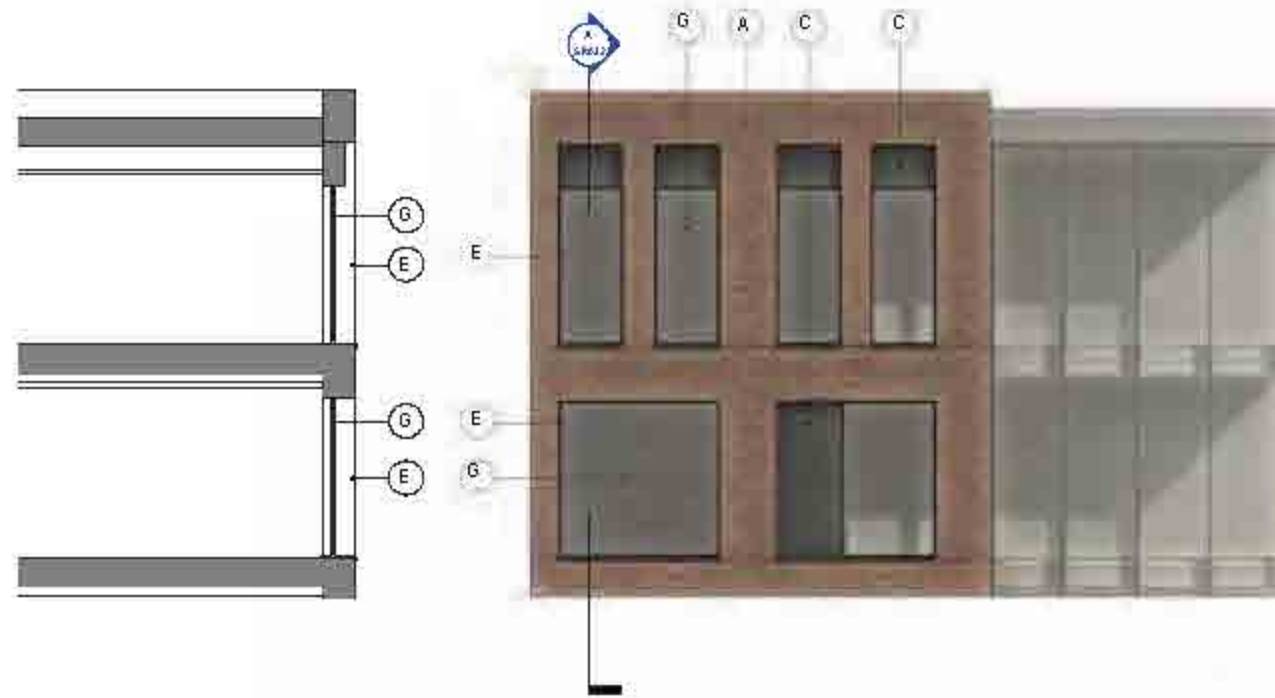
MATERIAL KEY

- (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)
- (C) Solid infill 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) Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC)
- (F) Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- (G) Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

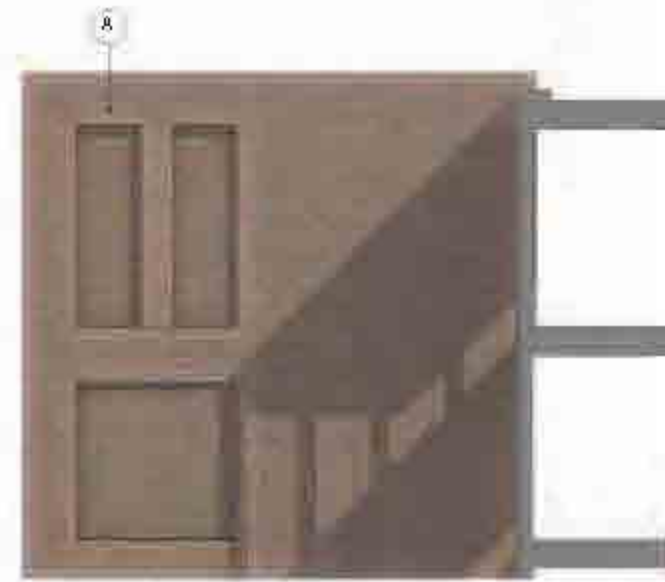
- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terracotta Colours)

5.4 Block D - Top - Emerging Detail Proposal



SECTION A

FRONT ELEVATION



SECTION B



MATERIAL KEY

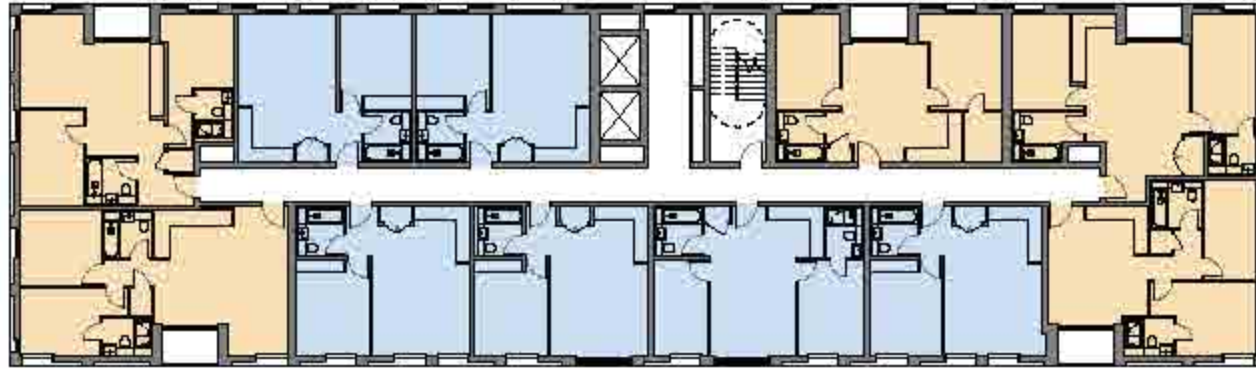
- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
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- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

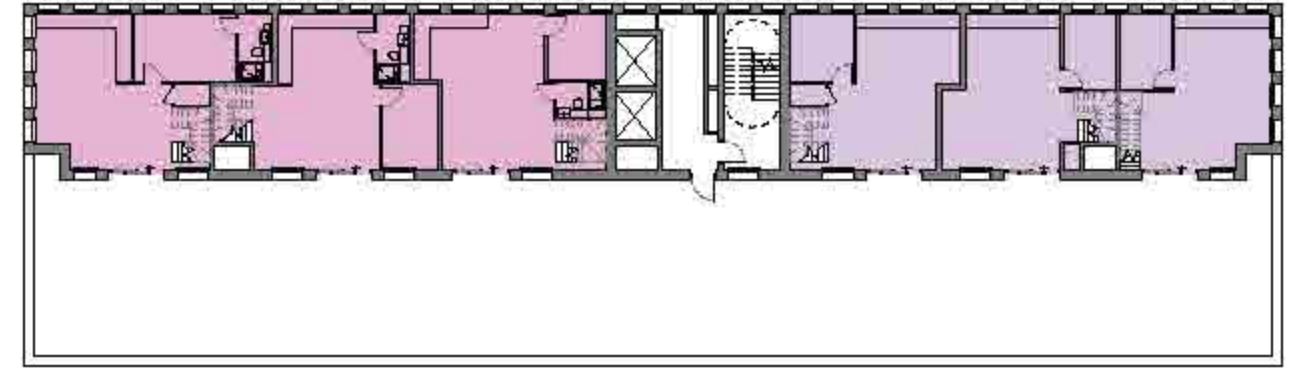
- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terracotta Colours)

6.0 BLOCK B

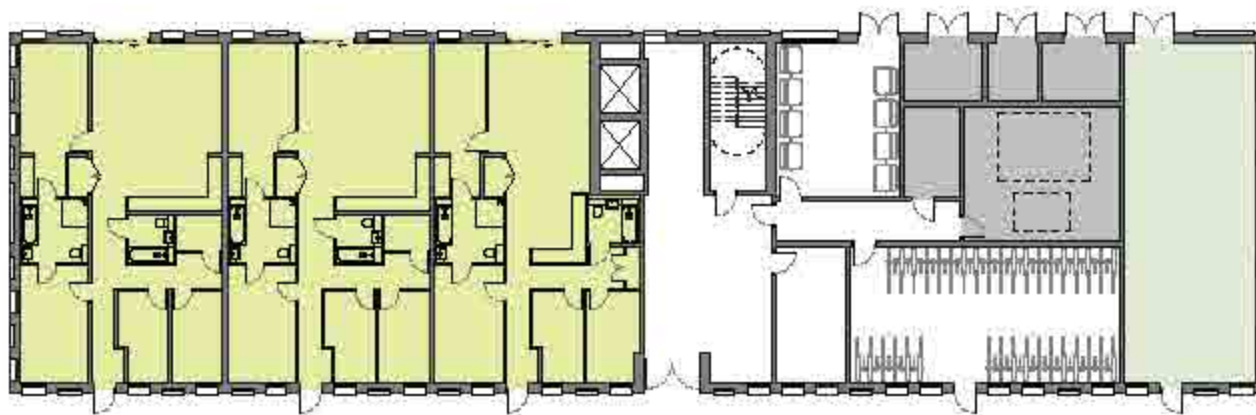
6.1 Block B - Plans



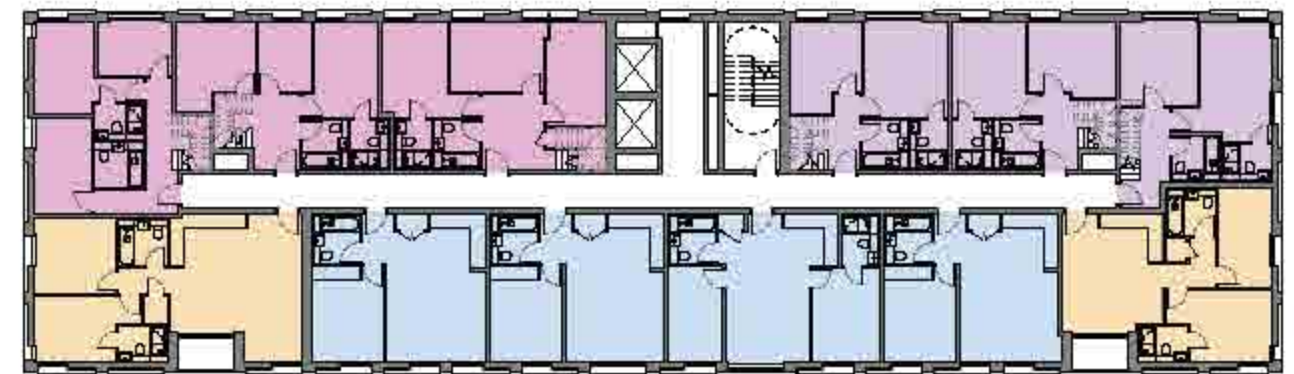
TYPICAL FLOOR (1ST-5TH FLOOR)



TOP FLOOR (7TH FLOOR)



GROUND FLOOR



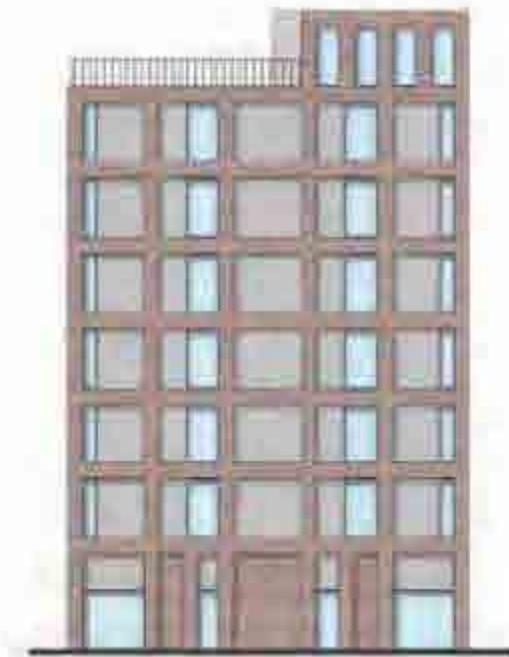
PENULTIMATE (6TH FLOOR)

-  2 BED
-  3 BED DUPLEX
-  4 BED DUPLEX
-  4 BED ACCESSIBLE
-  RETAIL / COMMERCIAL

6.2 Block B - Elevations



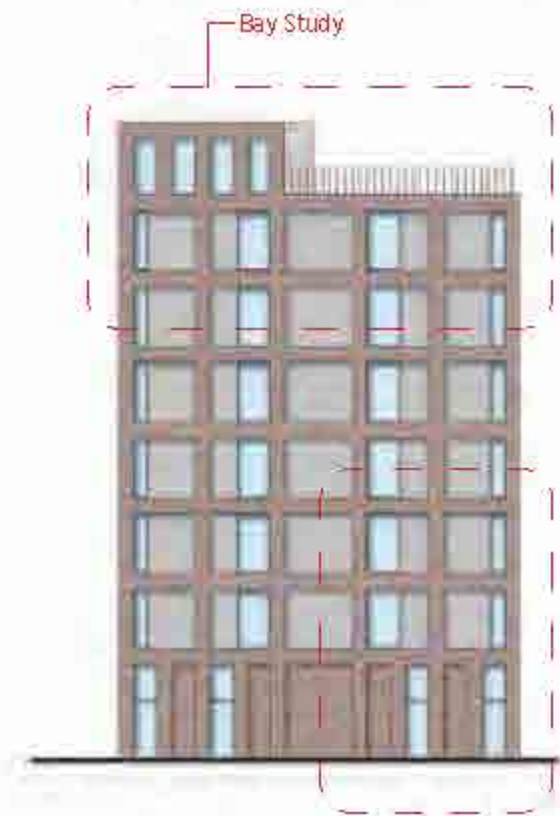
SQUARE ELEVATION



SOUTH GABLE ELEVATION

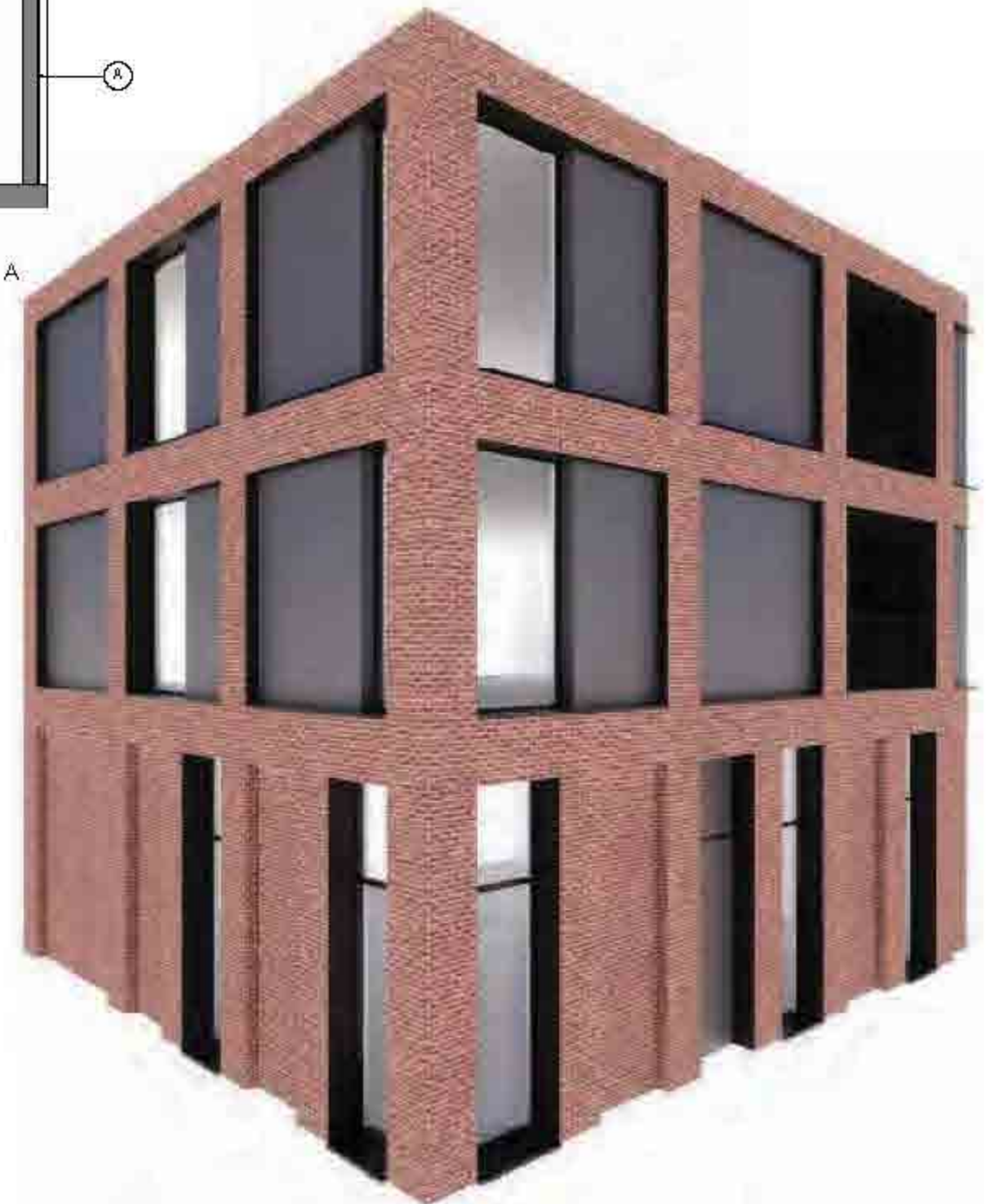
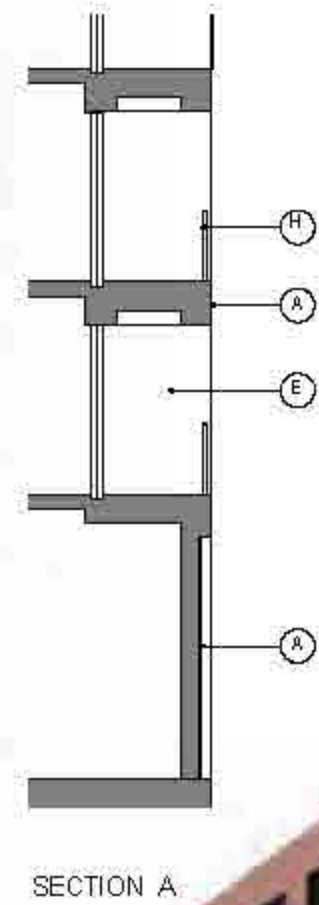
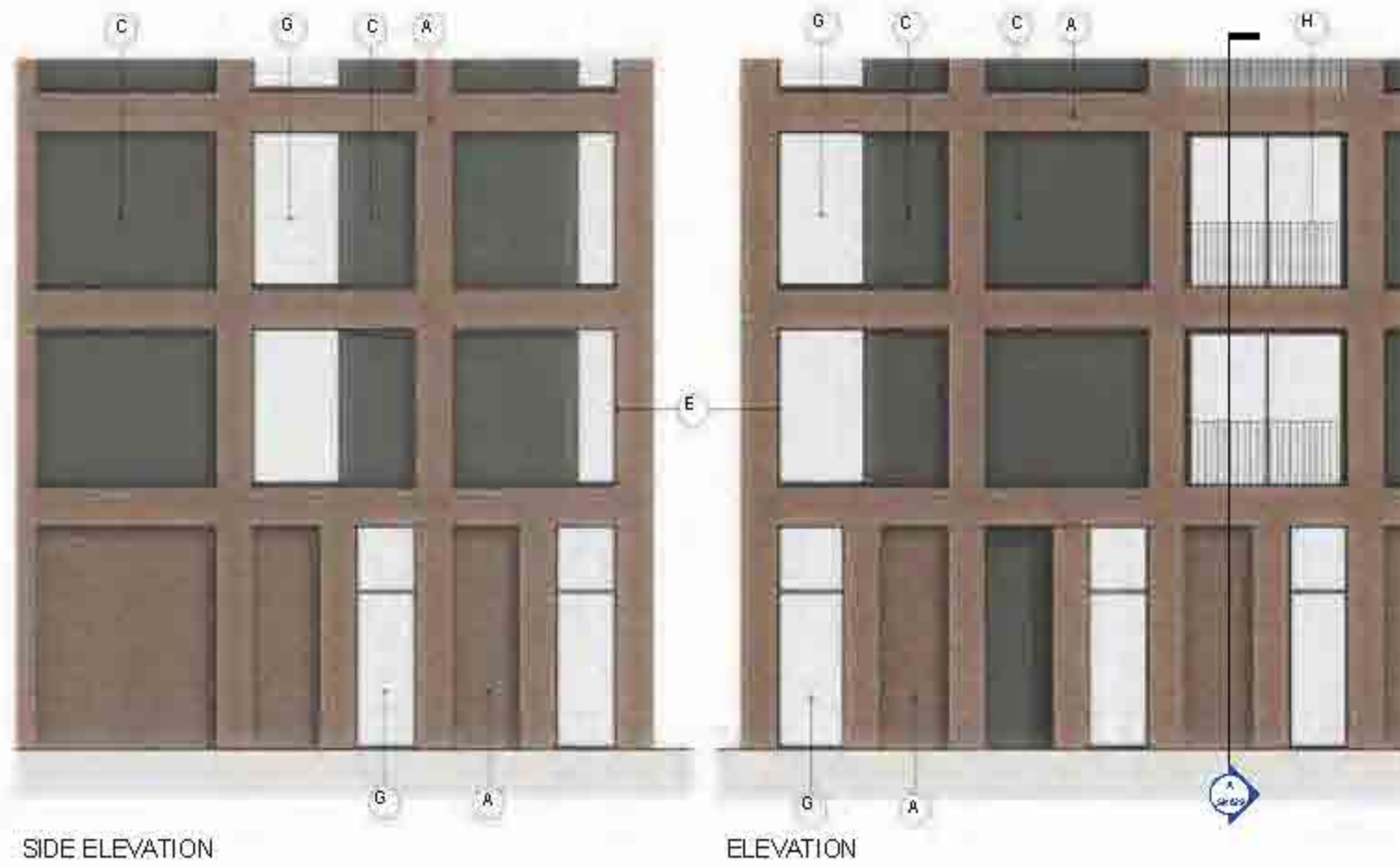


TRAMLINE ELEVATION



NORTH GABLE ELEVATION

6.3 Block B - Ground & Typical - Emerging Detail Proposal



MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
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- (F) Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- (G) Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terracotta Colours)



6.4 Block B - Top - Emerging Detail Proposal



SECTION A

ELEVATION

SIDE ELEVATION



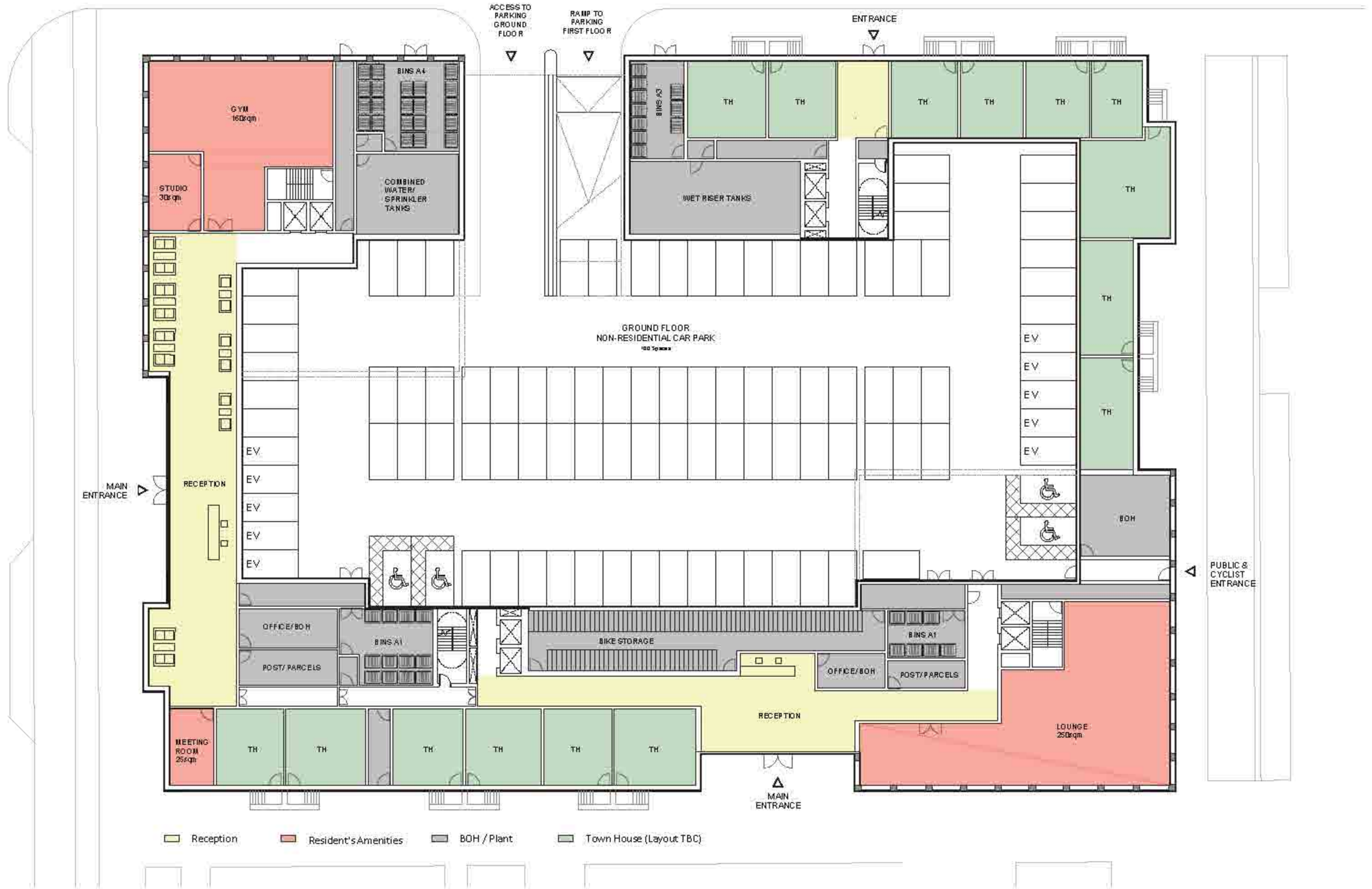
MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
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- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terracotta Colours)

7.0 BLOCK A



- Reception
- Resident's Amenities
- BOH / Plant
- Town House (Layout TBC)



- 1B Apartment
 - 2B Apartment
 - 3B Apartment
 - Town House (Layout TBC)
-
- Reception / Circulation
 - Resident's Amenities
 - BOH / Plant



7.4 Block A - Typical Plan

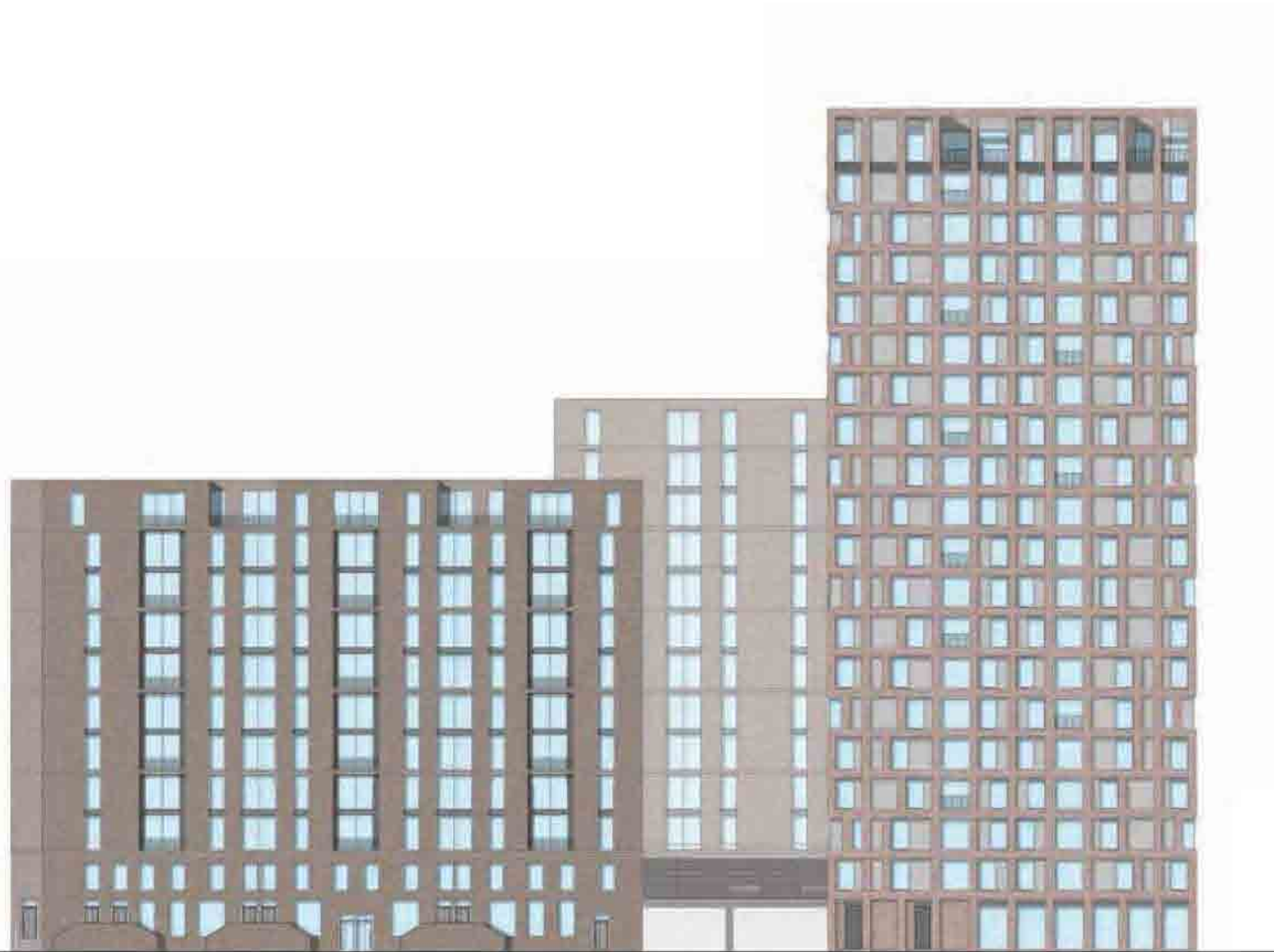


7.5 Block A - Top Floor Plan











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)
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- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terraocotta Colours)



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 cladding system (brick range, mortar, and pattern TBC)
- (C) Solid infill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
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- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
- Alternative 1 (Anodic PPC Bronze)
- Alternative 2 (Fibre Cement Mix Terracotta Colours)

7.12 Block A2 - Ground & Typical - Emerging Detail Proposal



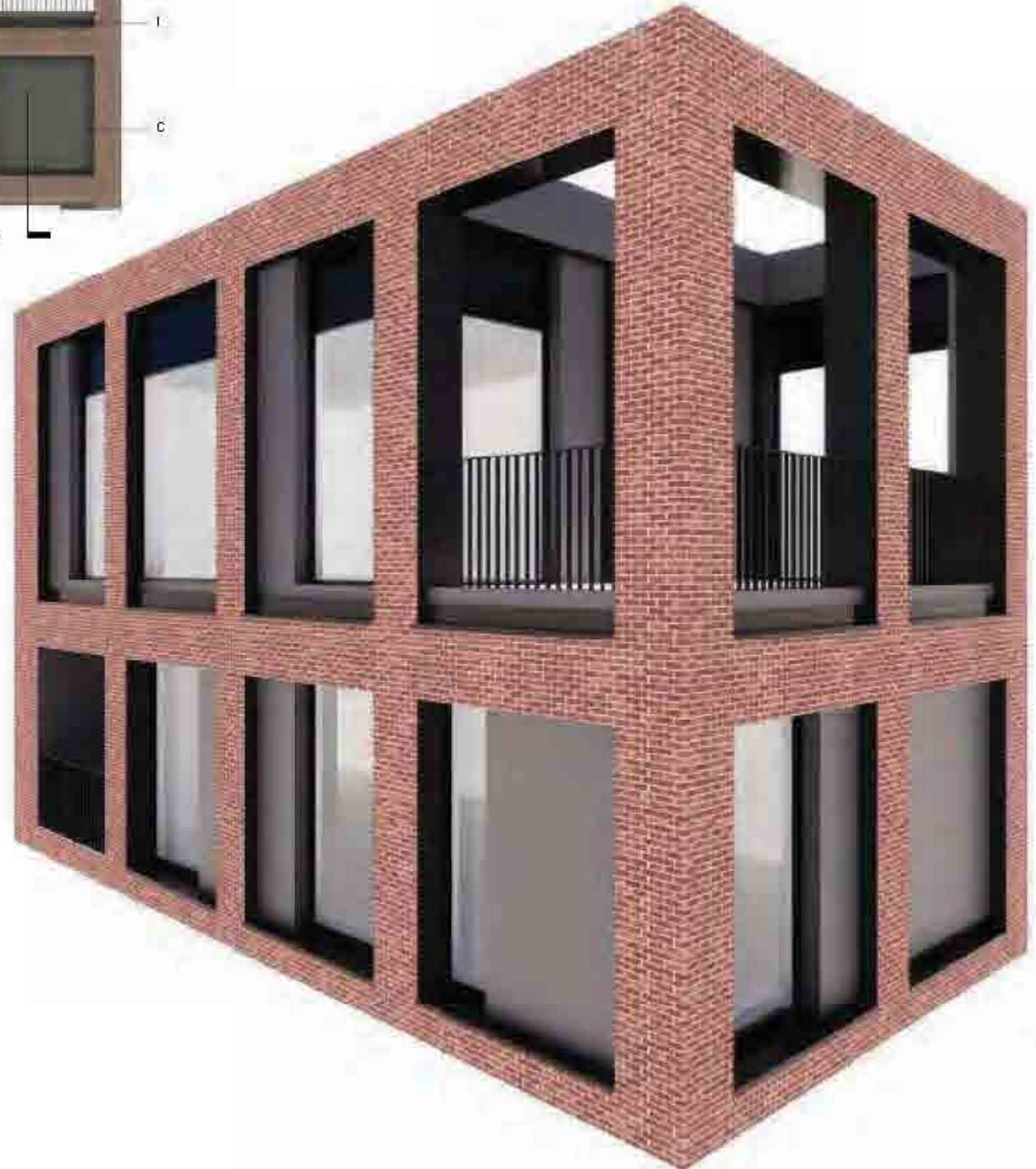
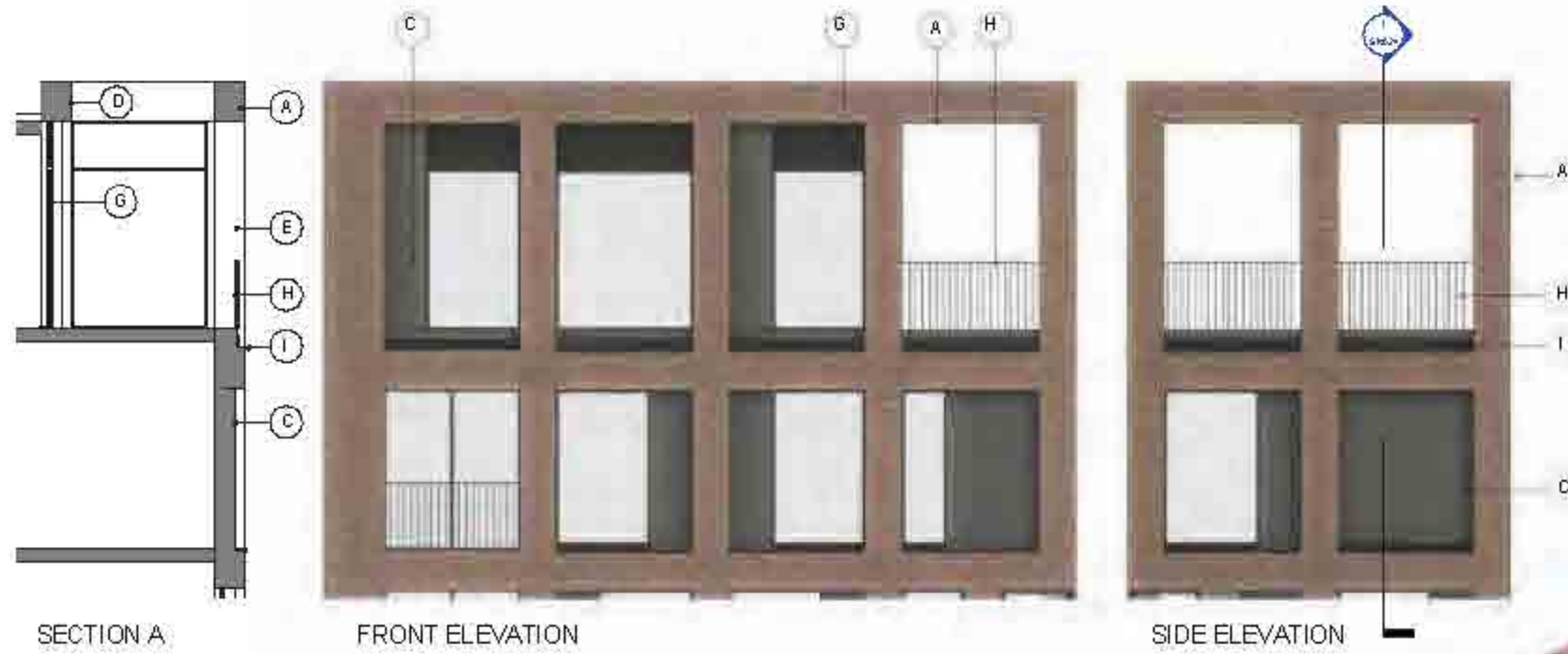
MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
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- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
 -
 -
 -
- Alternative 1 (Anodic PPC Bronze)
 -
- Alternative 2 (Fibre Cement Mix Terracotta Colours)
 -
 -
 -

7.13 Block A2 - Top - Emerging Detail Proposal



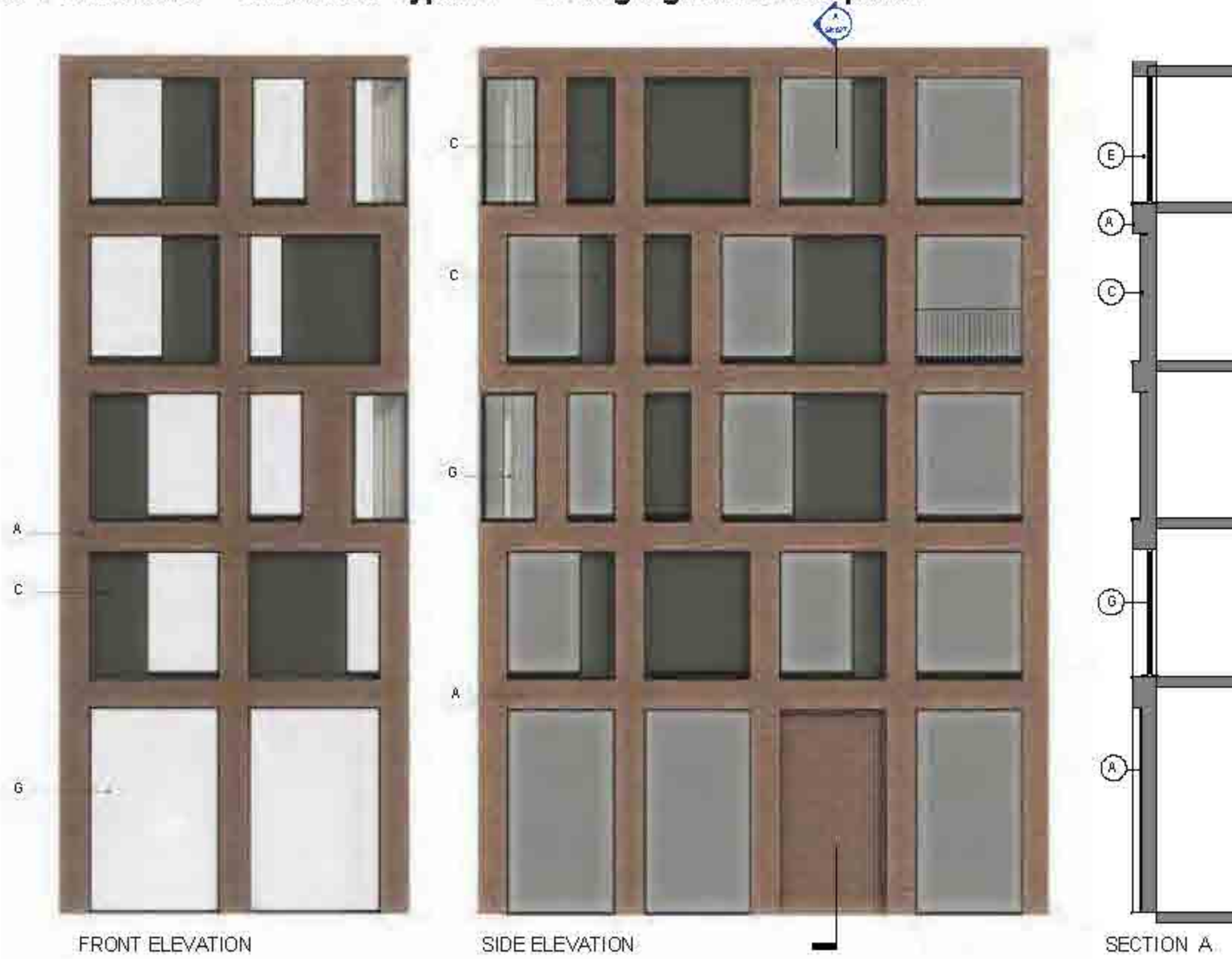
MATERIAL KEY

- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- (B) Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
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- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
 -
 -
 -
- Alternative 1 (Anodic PPC Bronze)
 -
- Alternative 2 (Fibre Cement Mix Terracotta Colours)
 -
 -
 -

7.14 Block A4 - 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)
- (C) Solid infill 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) Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork/infill panel (depth within 200-300mm TBC)
- (F) Flashing reveals in aluminium with anodic PPC finish, complementary colour to brickwork (depth within 200-300mm TBC)
- (G) Anthracite PPC aluminium glazing system, with louvres and opening vents TBC
- (H) Anthracite metal railing balustrade
- (I) Anthracite PPC aluminium flashing
- (J) Glass reinforced concrete cladding system TBC

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
 -
 -
 -
- Alternative 1 (Anodic PPC Bronze)
 -
- Alternative 2 (Fibre Cement Mix Terracotta Colours)
 -
 -
 -

7.15 Block A4 - Top - Emerging Detail Proposal



MATERIAL KEY

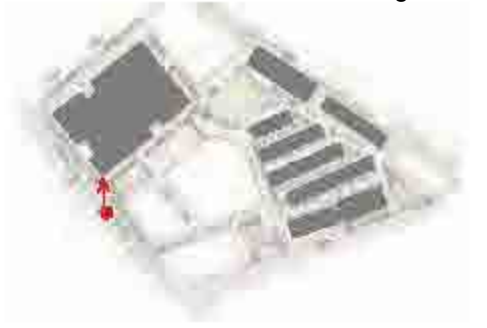
- (A) Facing brickwork or brickwork cladding system (brick range and mortar TBC)
- (B) Facing brickwork or brickwork cladding system (brick range, mortar, and pattern TBC)
- (C) Solid infill panels: through-coloured architectural fibre cement or aluminium with anodic PPC finish (colours TBC)
- (D) Cladding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

PANEL COLOUR OPTIONS

- Base Option Range (Fibre Cement Natural Greys)
 -
 -
 -
- Alternative 1 (Anodic PPC Bronze)
 -
- Alternative 2 (Fibre Cement Mix Terracotta Colours)
 -
 -
 -

8.0 3D VIEWS

























8.13 Key View 13 - Street View (Bins at the Back)







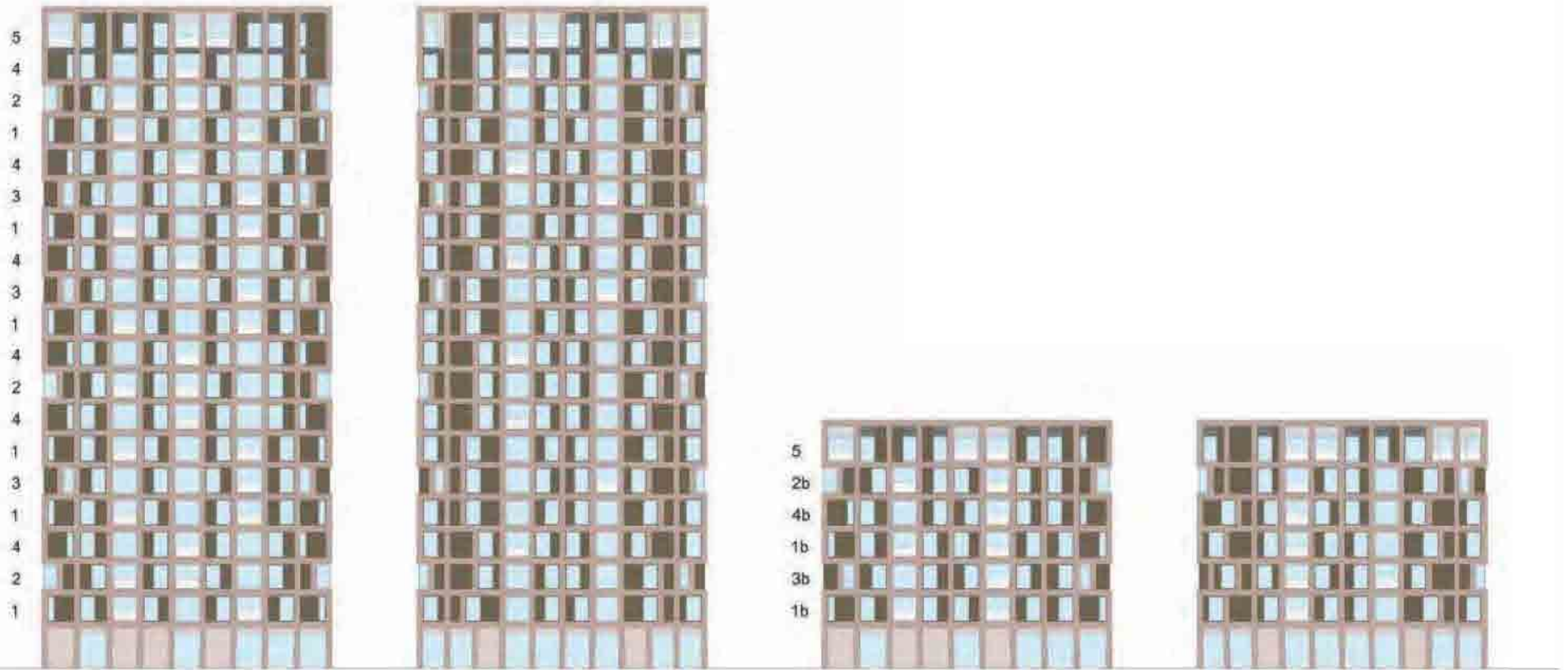




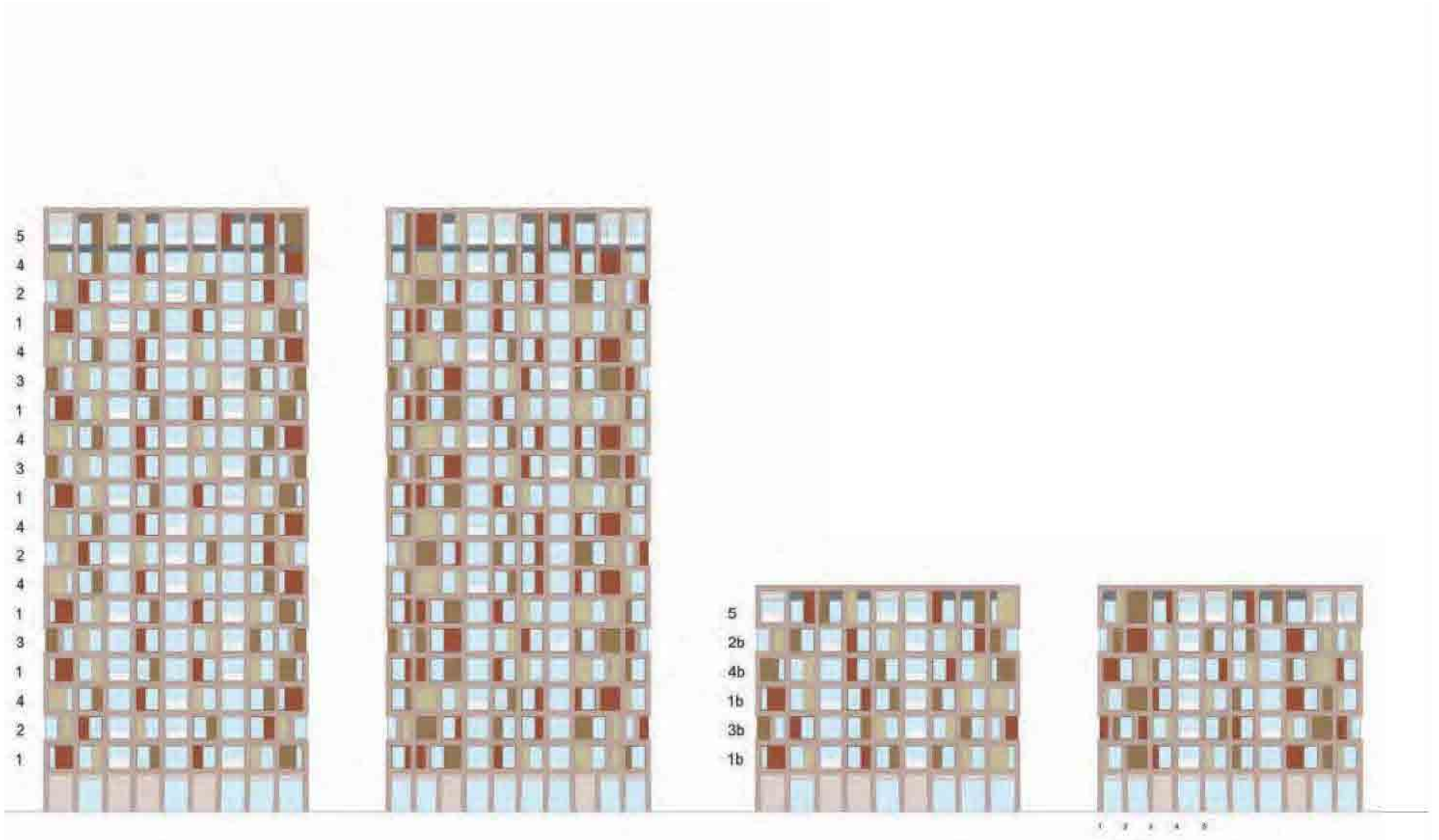


9.0 OPTIONS

9.1 Block A4 & A2 - Variation 01 - Bronze Infill









10.0 THANK YOU

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From: [Coley, Rebecca](#)
To: [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
<i>subject to further 3rd party delays</i>				79

	Start on Site	Completions		
PHASE 2				
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
<i>subject to planning and cost viability</i>				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...

From: [Coley, Rebecca](#)
To: [Coley, Rebecca](#)
Subject: RE: 000. Christie Road, Stretford - Preliminary Scheme Drawings
Date: 28 January 2022 12:33:25
Attachments:

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

10. Council's further information on Sale Masonic Hall

From: [Coley, Rebecca](#)
To: [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, flat-roof 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, David
Sent: 15 December 2021 10:44
To: Heather Lindley-Clapp
Subject: 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-Clapp
Sent: 15 December 2021 09:12
To: 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 [Mustard Tree](#) 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](#)
To: [Coley, Rebecca](#)
Subject: FW: Former Curzon Cinema
Date: 25 January 2022 17:58:43
Attachments:

From: Stephen Morgan-Hyland
Sent: 25 January 2022 16:12
To: Pearson, David
Subject: 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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Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	WSP position	No. Available in 5YLS (less completions)
FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 0PG	630	0	0	0		395 630 RM for 630 units to be submitted in March 2022.
STRETFORD MALL, CHESTER ROAD	600	200	0	0		150 600 Outline app on track for March committee.
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	450	800	1400		350 350
LAND AT LOCK LANE, PARTINGTON	298					298 298
FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282	0	0	0		152 152
LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250	173	177	0		231 221 Inconsistency in completions
THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	0	0	0		202 202
FORMER BAKEMARK UK, SKERTON ROAD, STRETFORD	180	0	0	0		0 180
TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	174	0	0	0		174 174
FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD	163	0	0	0		0 163
POMONA DOCKS PHASE 2	161	0	0	0		161 161 Full application now submitted - PPA for Feb 22 committee.
LAND OFF HALL LANE, PARTINGTON	151					151 151
64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149	0	0	0		149 149
GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL	148	0	0	0		0 148
L & M SITE PHASE 1, NORMAN ROAD	147	0	0	0		72 41 Inconsistency in completions
LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	143	0	0	0		143 143
WARWICK ROAD SOUTH, OLD TRAFFORD	126	0	0	0		0 126
SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	114	149	0	0		101 114 Difference in hybrid / full.
ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110	0	0	0		110 110
LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177				100 100
94A TALBOT ROAD, OLD TRAFFORD	100	0	0	0		0 100
PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	96	0	0	0		96 96
MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	89	0	0	0		89 89
FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84	0	0	0		84 84
FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75	0	0	0		75 75
REGENT ROAD CAR PARK, ALTRINCHAM	70	0	0	0		70 70
CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	68	0	0	0		68 68 Difference between BLR and forthcoming planning app
HARRY LORD HOUSE, 120 HUMPHREY ROAD, OLD TRAFFORD, M16 9DF	66	0	0	0		66 66
CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51	0	0	0		62 51 11 double counted by WSP as in small sites
CHRISTIE ROAD, STRETFORD	80	0	0	0		0 80 Scheme coming in for 80 units
LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot)	49	0	0	0		99 49 Implemented permission is for 49 units.
FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	47	0	0	0		47 47
STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU	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	0	0	0		33 33
50-78 HIGHER ROAD, URMSTON, M41 9AP	31	0	0	0		31 31
CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ	30	0	0	0		0 30
LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY	30	0	0	0		30 30
GREATSTONE HOTEL, STRETFORD	30	0	0	0		0 30
46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29	0	0	0		29 29
MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29	0	0	0		29 29

SHAWE LODGE, BARTON ROAD, URMSTON	27	0	0	0	27	27
SALE MASONIC HALL / SALE POLICE STATION	25	0	0	0	0	25 Application coming in for 29 units
94B TALBOT ROAD, OLD TRAFFORD	25	0	0	0	25	25
THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24	0	0	0	24	24
319-365 NORRIS ROAD, SALE, M33 2UP	24	0	0	0	24	24
HIGHER ROAD DEPOT AND ADJOINING SITE	22	0	0	0	0	22
THE PELICAN, TIMPERLEY	22	0	0	0	0	22
BOWDON HOTEL	22	0	0	0	0	22
LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	16	0	0	0	0	16
CURZON CINEMA, URMSTON	44	0	0	0	0	44
CAR PARK, CRESTA HOTEL, ALTRINCHAM	16	0	0	0	0	16
CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15	0	0	0	15	15
ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	15	0	0	0	0	15
SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE STREET, ALTRINCHAM, WA14 1RJ	12	0	0	0	0	12 Missing from WSP PROs
BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0	0	0	11	11
LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	0	0	10	10
MINOR DEVELOPMENTS (COMBINED, SEE RC APPENDIX 1)	423				423	413 10 completions in the minor developments

Total

5573

Total	7651
Completions on sites in 5YLS	364
Sub total	7287

7287 (TOTAL MINUS COMPLETIONS = DELIVERABLE SUPPLY)

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

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