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Development Management
Trafford Council
1st Floor
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

5 February 2021

Dear Sir / Madam,

**ALTRINCHAM - UNIT 1, ALTRINCHAM RETAIL PARK, ALTRINCHAM, WA14 5GR
PLANNING APPLICATION FOR EXTENSION AND SUBDIVISION OF THE EXISTING HOMEBASE
STORE TO CREATE TWO CLASS E(A) RETAIL UNITS**

On behalf of our clients, Orchard Street Investment Management and Lidl UK, we submit a full planning application at Unit 1, Altrincham Retail Park, Altrincham. The application is submitted jointly, by Montagu Evans LLP and Rapleys LLP.

The application proposals comprise the extension and sub-division the existing Homebase retail unit, to create two retail units. Unit 1 will comprise a retail warehouse unit and associated garden centre for occupation by Homebase and Unit 1A will comprise a standard format discount convenience foodstore for occupation by Lidl.

The application is submitted following the Council's decision to refuse planning permission in July 202 for a directly comparable proposal (Application Ref. 98127/FUL/19). This application seeks to address the issues raised by the Council in refusing that application. Specifically, additional information is provided by the prospective tenant confirming that a) Lidl are contractually committed to the delivery of both the application site and the Altair site and b) in relation to both the suitability and availability of the Altair site for development of the type proposed. The vehicular egress onto George Richards Way has been revised in consultation with the Local Highway Authority and Transport for Greater Manchester, and addresses the concerns raised during the consideration of the previous application. It should be noted that the applicants consider that the previously submitted access arrangements remain wholly acceptable and appropriate and the revised proposals are included in an effort to meet the Council's concerns

To assist in the determination of the application the following application documents have been submitted via the Planning Portal under reference number PP-09485330:

- Application Covering Letter (i.e. this letter);
- Planning Application Form;
- Application Drawings, prepared by The Harris Partnership;
- Design and Access Statement, prepared by The Harris Partnership;
- Transport Assessment prepared by SCP Consulting;
- Draft Travel Plan, prepared by TTP Consulting;
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture;
- Flood Risk Assessment, prepared by LKK;

- Drainage Calculations, prepared by BMC Ltd;
- Planning and Retail Statement, prepared by Montagu Evans LLP,
- Air Quality Assessment, prepared by REC;
- Preliminary Roost Assessment, prepared by The Ecology Consultancy;
- Noise Impact Assessment, prepared by REC;
- Preliminary Environmental Risk Assessment prepared by Groundtech;
- Landscaping Details, prepared by Vector Consulting,
- Lighting Report, prepared by Synergy Building Services; and
- Crime Impact Statement, prepared by Design for Security.

This planning application is made within 12 months of the date of decision of an earlier application for a development of the same character, and by the same applicant, and is therefore in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits)(England)Regulations 2012, no application fee is payable.

It should be noted that the applicants have appealed the Council's decision to refuse planning application 98127/FUL/19 (Appeal Ref. APP/Q4245/W/21/3267048). This planning application is therefore submitted without prejudice to the appeal, and in an effort to negotiate a planning permission acceptable to the Council and the applicant, and thereby avoiding unnecessary cost and delays to the delivery of a sustainable economic development.

We would welcome the opportunity to engage in constructive dialogue with the Council at your earliest opportunity.

We trust the enclosed is sufficient for you to register this planning application, and we look forward to receiving confirmation of validation in due course.

However please contact Craig Blatchford (craig.blatchford@montagu-evans.co.uk) or Kirill Malkin (kirill.malkin@montagu-evans.co.uk) at these offices in the first instance should you require any further information in respect of this submission.

Yours sincerely,

Montagu Evans

MONTAGU EVANS LLP