

JRH/19-00220

26 August 2021

The Planning Inspectorate
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

55 Spring Gardens
Manchester
M2 2BY

0370 777 6292
info@rapleys.com
rapleys.com

LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Sir/Madam

Re: Planning Appeal Ref. APP/Q4245/W/21/3267048
Appeal by Lidl UK / Orchard Street Investment Management LLP (Joint Appellants)
Site Address: Homebase Ltd, Unit 1 George Richards Way, Broadheath, Altrincham, WA14 5GR

We are writing on behalf of the joint appellants in regard to the above appeal which was submitted in January 2021, further to the refusal of Planning Application Ref. 98127/FUL/19 (“Application 1”).

A revised planning application was submitted alongside the appeal (Planning Application Ref. 103414/FUL/21) (“Application 2”). This application was approved at Planning Committee on 8th April 2021, following a recommendation for approval by Trafford Council Officers.

The key amendment from the appeal scheme to the scheme proposed through Application 2, was an alternative approach to the proposed new site egress onto George Richards Way.

Following constructive dialogue between the Council, TfGM and the appellants, the Council were able to conclude that the alternative access arrangements were acceptable and subsequently recommend the application for approval.

As an access solution, which is acceptable to the Local Planning Authority and Local Highways Authority has been found, this letter of representation has been prepared to formally request a substitution of plans, which would allow the plans accepted by Trafford Council via Application 2, to form part of the appeal process.

A schedule of plans which the appellants would propose to substitute, and the associated replacement plans has been included at **Appendix 1** for reference. Copies of the relevant plans have been submitted alongside this letter of representation.

Given the nature of the changes to the access arrangements and the fact they have already been the subject of formal consultation, it is not considered that any interested party would be prejudiced by this alteration.

However, it is recognised that reasonable and proportionate steps should be taken to bring the amendment to the attention of third parties and they should be given appropriate time to respond.

On this basis, it is proposed that the following consultation will be undertaken:

- All those who objected to the appeal scheme will be advised of the proposed amendment by letter and/or email and advised where they can view the amended plans. Those without access to the internet will be provided with the opportunity to request a hard copy of the amended plans.
- A site notice will be posted, drawing attention to the proposed amendment and notifying where the plans can be inspected;
- An advertisement will be placed for two consecutive weeks in a local newspaper giving the above information; and
- The Council will identify the proposed amendment on its website under the appeal case reference.

Consultation letters, hard copies of the amended plans, site notices, and the local newspaper advertisements will be provided at the appellants' cost.

It is very much hoped that this request can be accepted by the Planning Inspector, given that the joint appellants and the Council have worked collaboratively to reach a positive position.

We look forward to receiving your response in due course.

Yours faithfully,


Rapleys LLP (Aug 26, 2021 16:41 GMT+1)

RAPLEYS LLP
On behalf of the joint appellants

Appendix 1

Current Appeal Plans	Reference	Plan to be Substituted	Reference
Site Location Plan	14366-99C	Yes	14366-99D
Existing Site Plan	14366-100B	N/A	-
Existing GA Plan Ground	14366-101B	N/A	-
Existing GA Plan First	14366-102B	N/A	-
Existing Roof Plan	14366-103B	N/A	-
Existing Elevations	14366-104C	N/A	-
Proposed Site Plan	14366-105F	Yes	14366-105K
Proposed GA Plan Ground	14366-106F	No	-
Proposed GA Plan First	14366-107B	No	-
Proposed Roof Plan	14366-108B	No	-
Proposed Elevations	14366-109E	No	-
Proposed Section Plan	-	Yes	14366-111A
Proposed Elevations Large Format	14366-112A	No	-
Existing & Proposed Elevations Comparison	14366-113A	No	-
Street Scene	14366-114A	Yes	14366-114C
Proposed Boundary Treatment Plan	14366-115F	Yes	14366-115J
Proposed Hard Landscaping	14366-116D	Yes	14366-116F
Proposed Street Scene 2	14366-117B	Yes	14366-117C
Proposed Refurb & Extension (CGI)	14366-CGI01A	No	-
Proposed Refurb & Extension (CGI)	14366-CGI02	No	-
Landscape Plan	V-14366-L01J	Yes	V-14366-L01M