

CORE DOCUMENTS LIST
Appeal by Lidl/Orchard Street Investments –
Altrincham Retail Park, George Richards Way, Altrincham WA14 5GR
PINS ref. APP/Q4245/W/21/3267048

CD-A:	FIRST APPLICATION SUBMISSION (98127/FUL/19)
A1	Application Form
A2	Location Plan - Ref. 14366-99C
A3	Existing Site Plan - Ref. 14366-100B
A4	Existing Ground Floor Plan - Ref. 14366-101B
A5	Existing First Floor Plan - Ref. 14366-102B
A6	Existing Roof Plan - Ref. 14366-103B
A7	Existing Elevations – Ref. 14366-104B
A8	Existing External Lighting – Ref. LTG 01-P1
A9	Proposed Site Plan - Ref. 14366-105C
A10	Proposed Ground Floor Plan - Ref. 14366-106B
A11	Proposed First Floor Plan - Ref. 14366-107B
A12	Proposed Roof Plan - Ref. 14366-108B
A13	Proposed Elevations - Ref. 14366-109C
A14	Proposed External Lighting – Ref. LTG 02-P1
A15	Proposed Landscape Plan - Ref. V14366-L01
A16	Design and Access Statement - May 2019
A17	Planning and Retail Statement - July 2019
A18	Heritage Statement - July 2019
A19	Bat Survey 25.07.2019
A20	Noise Impact Assessment - 29.03.2019
A21	Air Quality Assessment - March 2019
A22	Flood Risk Assessment Part 1 - July 2019
A23	Flood Risk Assessment Part 2 - July 2019
A24	Lighting Report - 09.07.2019
A25	Crime Prevention Plan - Ref. 14366-110A
A26	Preliminary Environmental Risk Assessment - April 2019

CD-B:	SUBMISSIONS MADE DURING FIRST APPLICATION PROCESS (98127/FUL/19)
B1	Planning and Retail Statement - 07.2019
B2	Planning and Retail Statement - 12.2019
B3	Planning and Retail Statement - 01.2020
B4	Tree Survey and Arboricultural Impact Assessment - 09.2019
B5	Revised Flood Risk Assessment Part 1 - 01.2020
B6	Revised Flood Risk Assessment Part 2 - 01.2020
B7	Revised Highways Submission - 19.12.2019
B8	Road Safety Audit 1 - 23.08.2019
B9	Road Safety Audit 2- 23.08.2019
B10	Highways Technical Note – 17.10.2019
B11	Revised Noise Impact Assessment - 12.2019
B12	Revised Noise Impact Assessment - 05.2020

B13	Heritage Statement - 24.12.2019
B14	Crime Impact Statement - 09.10.2019
B15	Exiting Elevations - Rev C 03.09.2019
B16	Existing and Proposed Elevation Comparison - Rev A 12.09.2019
B17	Proposed Elevations Large Format - 08.2019
B18	Proposed Elevations Large Format - Rev A 19.09.2019
B19	Proposed Elevations - Rev E 12.09.2019
B20	Street Scene 1 - Rev A 12.09.2019
B21	Street Scene 2 - Rev B 21.04.2020
B22	Computer Generated Images Revised - Ref. 14366-CGI01A
B23	Proposed Eastern Egress General Arrangements - 03.09.2019
B24	Proposed Eastern Egress Kerb Detail - 27.08.2019
B25	Proposed Eastern Egress Levels and Vertical Alignment - 12.03.2019
B26	Proposed Ground Floor Plan - Rev F 02.07.2020
B27	Swept Path Analysis Car - 28.08.2019
B28	Swept Path Analysis Van - 28.08.2019
B29	Crime Prevention Plan - Rev E 15.07.2020
B30	Drainage Site Plan - 08.2019
B31	Site Layout Plan - Rev F 15.07.2020
B32	Landscape Plan - Rev J 26.06.2020
B33	Hard Landscape Plan - Rev D 15.07.2020
B34	Boundary Treatment Plan - Rev F 15.07.2020
B35	Lidl Letter 01.05.2020

CD-C:	RELEVANT RESPONSES TO FIRST APPLICATION (98127/FUL/19)
C1	Local Highway Authority (LHA) Comments 20.08.2019
C2	Local Highway Authority (LHA) Comments 30.08.2019
C3	Local Highway Authority (LHA) Comments Revised 30.08.2019
C4	Email from Elaine Hendren (LHA) 31.10.2019
C5	Local Highway Authority (LHA) Comments 02.01.2020
C6	Aldi Letter 1 – 09.09.2019
C7	Aldi Letter 2 – 03.04.2020
C8	Asda Letter 1 – 16.10.2019
C9	Asda Letter 2 – 30.03.2020
C10	Nexus Audit Part 1 – September 2019
C11	Nexus Audit Part 2 – May 2020
C12	Nexus Audit Part 3 – July 2020

CD-D:	APPELLANT INFORMATION SUBMITTED FOLLOWING THE APPEAL (SUBSTITUTE PLANS FOR 98127/FUL/19)
D1	Cover Letter to Planning Inspectorate
D2	Site Location Plan (Substitute Plan) – Ref. 14366-99D
D3	Proposed Site Plan (Substitute Plan) – Ref. 14366-105K
D4	Proposed Hard Landscaping (Substitute Plan) – Ref. 14366 – 116F
D5	Proposed Soft Landscaping (Substitute Plan) – Ref. V-14366-L01M
D6	Indicative Section (Substitute Plan) – Ref. 14366-111A
D7	Proposed Street Scene 1 (Substitute Plan) – Ref. 14366-114C
D8	Proposed Street Scene 2 (Substitute Plan) – Ref. 14366-117C

D9	Proposed Boundary Treatments (Substitute Plan) – Ref. 14366 – 115J
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CD-E:	SECOND APPLICATION SUBMISSION (103414/FUL/21)
E1	Application Form
E2	Cover Letter
E3	Location Plan – Ref. 14366-99D
E4	Existing Elevations – Ref. 14366-104C
E5	Existing Ground Floor Plan - Ref. 14366-101B
E6	Existing First Floor Plan - Ref. 14366-102B
E7	Existing Roof Plan - Ref. 14366-103B
E8	Existing Site Plan - Ref. 14366-100B
E9	Existing External Lighting – Ref. LTG 01-P2
E10	Proposed Elevations - Ref. 14366-109E
E11	Proposed Elevations Large Format – Ref. 14366-112A
E12	Proposed Ground Floor Plan – Ref. 14366-106F
E13	Proposed First Floor Plan – Ref. 14366-107B
E14	Proposed Roof Plan – Ref. 14366-108B
E15	Proposed Site Plan – Ref. 14366-105G
E16	Proposed External Lighting – Ref. LTG-02 P2
E17	Existing Proposed Elevation Comparison – Ref. 14366-113A
E18	Landscape Plan – Ref. V14366-L01K
E19	Hard Landscape Plan – Ref. 14366-116E
E20	Indicative Section – Ref. 14366-111
E21	Street Scene 1 – Ref. 14366-114C
E22	Street Scene 2 – Ref. 14366-117C
E23	Boundary Treatment Plan – Ref. 14366-115G
E24	Design and Access Statement – Ref. DA1 Rev. B
E25	Planning and Retail Statement (February 2021)
E26	Planning and Retail Statement Appendices (February 2021) Including Homebase + Lidl letters
E27	Heritage Statement - 20.12.2019
E28	Transport Assessment - November 2020
E29	Travel Plan - March 2019
E30	Noise Impact Assessment – December 2019
E31	Preliminary Bat Roost Assessment – 25.07.2019
E32	Air Quality Assessment – March 2019
E33	External Lighting Proposal 2
E34	Crime Impact Statement - Rev. A
E35	Crime Prevention Plan – Ref. 14366-110F
E36	Drainage Calculations – September 2019
E37	Flood Risk Assessment Part 1 – November 2020
E38	Flood Risk Assessment Part 2
E39	Preliminary Environmental Risk Assessment Part 1 – April 2019
E40	Preliminary Environmental Risk Assessment Part 2 – April 2019
E41	Preliminary Environmental Risk Assessment Part 3 – April 2019
E42	Preliminary Environmental Risk Assessment Part 4 – April 2019
E43	Preliminary Environmental Risk Assessment Part 5 – April 2019
E44	Preliminary Environmental Risk Assessment Part 6 – April 2019
E45	Preliminary Environmental Risk Assessment Part 7 – April 2019

E46	Preliminary Environmental Risk Assessment Part 8 – April 2019
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CD-F:	SUBMISSIONS MADE DURING SECOND APPLICATION PROCESS (103414/FUL/21)
F1	Proposed Site Plan - Ref. 14366-105K
F2	Site Layout Plan – Ref. 14366-105J
F3	Hard Landscape Plan - Ref. 14366-116F
F4	Soft Landscape Plan - Rev M
F5	Boundary Treatment Plan - Rev J
F6	Section Plan – Ref. 14366-111A
F7	CGI 1 – Ref. 14366-CGI01A
F8	CGI 2 – Ref. 14366-CGI02
F9	Drainage Layout – Ref. J6377 D01E
F10	Crime Prevention Plan – Ref. 14366-110G

CD-G:	RELEVANT RESPONSES TO SECOND APPLICATION (103414/FUL/21)
G1	LHA Response 1 - 11.03.2021
G2	LHA Response 2 - 22.03.2021
G3	Nexus Audit - March 2021

CD-H:	APPEAL DOCUMENTS
H1	Council Statement of Case
H2	Council Revised Statement of Case
H3	Appellant Grounds of Appeal
H4	Appellant Grounds of Appeal Appendices
H5	Appellant Updated Statement of Case
H6	Appellant Letter to Inspectorate - 26.08.2021
H7	Tesco Statement of Case
H8	Altrincham Neighbourhood Business Forum Statement of Case
H9	Altrincham and Bowdon Civic Society Statement of Case
H10	Highways Statement of Case
H11	DRAFT Statement of Common Ground
H12	DRAFT Conditions 21.10.2021
H13	Scott Schedule - Final Update 04.11.21
H14	LPA Proof of Evidence – Planning, Bethany Brown
H15	LPA Summary Proof of Evidence – Planning, Bethany Brown
H16	LPA Proof of Evidence – Planning Appendices, Bethany Brown
H17	LPA Proof of Evidence – Highways, Alan Davies
H18	LPA Proof of Evidence - Highways Appendices, Alan Davies
H19	Appellant Proof of Evidence – Planning, Jonathan Harper
H20	Appellant Proof of Evidence – Highways, Jim Budd
H21	Tesco Proof of Evidence – Planning, Martin Robeson
H22	Tesco Summary Proof of Evidence – Planning, Martin Robeson
H23	Inquiry Running Order
H24	Appellant Heritage Response 21.10.2021
H25	HHGL Ltd Annual Report + Financial Statements, Period Ended 27.12.2020

CD-I:	COMMITTEE REPORTS
I1	98127 First Application Committee Report - 16.07.2020
I2	98127 First Application Committee Additional Information Report - 16.07.2020
I3	98127 First Application Committee Minutes - 16.07.2020
I4	103414 Second Application Committee Report - 08.04.2021
I5	103414 Second Application Committee Additional Information Report - 08.04.2021
I6	103414 Second Application Committee Minutes - 08.04.2021
I7	98127 First Application Further Committee Report - 09.09.2021
I8	98127 First Application Further Committee Additional Information Report 09.09.2021
I9	98127 First Application Further Committee Minutes - 09.09.2021

CD-J:	NATIONAL PLANNING POLICY/GUIDANCE
J1	National Planning Policy Framework – July 2021
J2	National Design Guide – September 2019
J3	NPPG Website Link - Town Centres and Retail
J4	NPPG Website Link - Travel Plans, Transport Assessments and Statements

CD-K:	STATUTORY DEVELOPMENT PLAN
K1	Trafford Core Strategy 2012
K2	Revised Unitary Development Plan 2006 (Policy S11)
K3	Altrincham Town Centre Neighbourhood Business Plan (2017)
K4	Trafford Composite Policies Map Web Link

CD-L:	SUPPLEMENTARY PLANNING DOCUMENTS
L1	SPD1 Revised Planning Obligations 2014
L2	SDP3 Parking and Design 2012

CD-M:	EMERGING DEVELOPMENT PLANS
M1	Trafford Council Draft Local Plan - Reg 18 Version, February 2021
M2	Greater Manchester Places for Everyone Plan - Reg 19 Version, August 2021

CD-N:	OTHER DOCUMENTS
N1	Manual For Streets, Department for Transport and Ministry of Housing, Communities and Local Government (2007)
N2	Manual for Streets 2, Chartered Institute of Highways and Transportation (2010)
N3	Design Manual for Roads and Bridges GG 119 Road Safety Audit Revision 2 - 2019
N4	Trafford Council Retail and Leisure Study 2019

N5	Aldergate Properties Ltd vs Mansfield DC Judgement 2016
N6	Salford Estates v Durham CC and ANR - Approved Judgment - 26.07.19
N7	Salford Estates v Durham CC and ANR - Court of Appeal - 18.10.19
N8	Appeal Decision, PINS Ref. 2167505 - Land at Audley Avenue, Newport TF10 7BX
N9	Appeal Decision, PINS Ref. 1171310 - Former Hartwells, Watlington Road, Cowly, Oxford OX4 6NF
N10	Sales particulars for commercial unit at 25,31 George Street, Stamford Quarter, Altrincham
N11	Sales particulars for commercial unit at 26 George Street, Stamford Quarter, Altrincham
N12	Asda, Stirchley Appeal Decision