

**From:** Jonathan Harper  
**Sent:** Fri, 4 Mar 2022 16:52:49 +0000  
**To:** McGowan, Cormac  
**Cc:** Lowes, Sarah; Joshua Ambrus  
**Subject:** RE: 105905/OUT/21 World Of Pets, Thorley Lane, Timperley, WA15 7PJ

Good afternoon Cormac

Further to our conversation earlier this week, we have now had the opportunity to fully review the Planning Committee Report.

As we discussed on the phone, there are a number of points within the report which we have comments on. We would ask that these are considered by the Council and that they are addressed, where appropriate, within the update paper to Committee.

For ease of reference, I have set out the comments within the table below.

Report Section	Comment
Page 214 - Para 1	<p>Notes that building heights in the central area have been agreed as 3 storey and that receipt of a plan reflecting this will be reported in the update paper.</p> <p>This plan has now been submitted and as such, we trust this will be reported accordingly.</p>
Page 218 - Para 4	<p>Suggests formal consultation comments have been received from Trafford Council Strategic Growth.</p> <p>We have not yet had sight of any such comments. We would like to have sight of the formal consultation response as soon as practicable as we may wish to provide written comment on this feedback.</p> <p>There is reference here to a Landscape Visual Impact Assessment (LVIA) needing to be submitted. However it was agreed that a standalone LVIA was not required in advance of the application being submitted given the scheme is in outline and we therefore, cannot fully quantify landscape visual impact because we do not know the exact built form which will come forward on the site.</p> <p>It is disappointing that we've only just received this feedback through the Committee Report at this stage.</p>
Paragraph 16	<p>States that the areas of previously developed land have not been agreed between the Council and the applicant.</p> <p>As far as we are concerned, these areas have been agreed and the plan we submitted with the application was amended to address Council comments made at pre-application stage. This included a reduction to area we had previously shown as "Previously Developed Land".</p> <p>Please can this position be clarified in the update paper.</p>
Paragraph 21	<p>States that the applicant's planning case relies upon a number of 'very special circumstances'.</p> <p>This position is incorrect, as the applicant's case relies upon the package of benefits / material considerations considered together.</p> <p>This is very important to the consideration of the application and we would ask that this position is clarified within the update paper.</p>

	<p>At no stage have we sought to suggest each individual benefit / material consideration is a special circumstance in its own right.</p> <p>There are also benefits / material considerations which are not listed that form a key part of the special circumstances case. Whilst there is reference to economic benefits, these are not really fully addressed. Further, they are only really mentioned briefly within the report. For example, there is no mention of the fact that the development could support the employment of 359 people.</p>
Paragraph 29	<p>The paragraph states:</p> <p>“The applicant refers to a biodiversity net gain to Timperley Brook but it has been established by the applicant’s ecologist that there would be an overall loss of biodiversity across the site as a result of the proposals.”</p> <p>This statement is incorrect and as such, we would ask that this be clarified in the update paper.</p> <p>An assessment, which has been undertaken based upon the indicative masterplan proposals, shows a net gain of biodiversity on site. However, if a slightly lower quantum of development comes forward biodiversity gain can definitively be achieved on site.</p> <p>The applicant has fully committed to the delivery of biodiversity net gain, either on-site or via a receipt site. It is therefore accurate to state that the scheme will deliver biodiversity net gain. This commitment has been made clear.</p> <p>It is also considered that the enhancement and protection work along Timperley Brook is a clear benefit of the scheme given no works will take place to enhance Timperley Brook if no development comes forward.</p>
Paragraph 30	<p>It is suggested that the site is not highly accessible / sustainable in locational terms.</p> <p>However, the Transport Statement provided by Curtins clearly sets out the transport links available at the site, which include services within walking distance, good accessibility to the surrounding cycle network and nearby bus stops, which benefit from frequent bus services.</p> <p>There is no policy requirement at either local or national level which necessitates that development can only come forward in “highly” accessible / sustainable location. In our view, we have demonstrated that the site is in an accessible / sustainable location.</p>
Paragraph 32	<p>The paragraph states that provision of affordable housing, a play area and two public electrical vehicle charging points all mitigate harm from the development as opposed to being benefits.</p> <p>However, the play area and public electrical vehicle charging points are additional items which the applicant has committed to deliver, over and above any policy requirement.</p> <p>We would ask that this point is clarified within the update paper.</p> <p>The paragraph also suggests that the Council would require any scheme for new development to be a high quality, design led scheme and zero carbon. It is also stated that as the application is in outline the design quality and sustainability credentials are currently unknown.</p> <p>Whilst it is recognised that the Council’s current adopted policy requires schemes in this area of Trafford to achieve a CO2 reduction target of 5% above current building regulations, the applicant has committed to exceeding this requirement.</p> <p>The Sustainability Statement submitted in support of the application sets out how a scheme coming forward</p>

	<p>on the site is able to meet the requirements of Places for Everyone Policy JP-S 2 Carbon and Energy as a minimum, including the interim target of 19% CO2 reduction proposed through the policy. It is considered that the requirements set out through Places for Everyone Policy JP-S 2 Carbon and Energy can be conditioned as part of any planning consent. The applicant is happy to accept a condition on this basis.</p> <p>We would ask that this is reflected within the update paper and that it is confirmed that the scheme will exceed adopted policy requirements in regard to CO2 reduction / sustainability. This should be considered favourably in the context of the Climate Change Emergency declared by Trafford Council in November 2021.</p> <p>In regard to design, the applicant is happy to accept a condition which necessitates that the development coming forward at reserved matters stage is of a high quality design, in keeping with the precedent information and approach included within the Design &amp; Access Statement. This provides assurance to the Council in this regard. As the Council are aware, there are schemes coming forward elsewhere in the borough that do not achieve these same high design standards and as such, the approach being taken should carry weight in the decision making process.</p> <p>We appreciate that the applicant's commitment on both of the above matters may necessitate a re-assessment of the planning balance / conclusion section of the report. However, it is very important that these points are clarified.</p>
Paragraph 52	<p>The paragraph states that there is no retail food service near to the site with the closest being Timperley Village. However, Barfield Road local centre has a range of services, which include a Tesco Express, a Post Office and a Pharmacy amongst other things. This is only circa. 750m from the site.</p> <p>We would ask that this is clarified within the update paper.</p>
Paragraph 92	<p>The paragraph states that "traffic calming measures as part of a site layout do not form part of this application".</p> <p>Please could it be clarified in the update paper that this is due to the fact the scheme is in outline form opposed to it being something the applicant does not want to provide.</p>
Paragraph 110	<p>The paragraph references TfGM consultation comments. However, there is no reference in the report to our response we provided to these comments in November 2021.</p> <p>We trust that these comments have been fully considered by the Council and TfGM, and would ask that reference to our response is included in the update paper.</p>
Paragraph 127	<p>Please could it be clarified in the update paper that the commitment to providing the LEAP at reserved matters stage can be secured by condition.</p>
Paragraph 140	<p>We would ask that the update paper clarifies that the scheme provides a formal commitment to deliver biodiversity net gain, either on site or on a receptor site, and that if a lower quantum of development is brought forward at reserved matters stage, there is scope for biodiversity net gain to be achieved on site.</p> <p>We would also ask that the update paper identifies the three biodiversity net gain receptor sites which previously been identified. You previously advised that these three potential receptor sites were as follows:</p> <ul style="list-style-type: none"> <li>• King George Pool;</li> <li>• Altrincham Golf Course; and</li> <li>• Davenport Green.</li> </ul>

It would be appreciated if you could please review the comments above and come back to us with any queries you might have.

In addition, please could you advise whether you've received any further feedback with respect to the outstanding highways matters, as it would be beneficial to have these resolved as early as possible next week.

Thank you in advance.

Kind regards

Jonathan

**Jonathan Harper**

MA (Hons) MTCP MRTPI AssocRICS  
Partner  
Town Planning



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