

# **TRAFFORD COUNCIL**

## **SPD5.1: George Street Conservation Area Appraisal**

### **Consultation Statement**

## Contents

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1. Introduction .....	1
2. Statement of Community Involvement Review .....	1
3. Public Consultation.....	1
4. Consultation Responses and Main Issues .....	2
5. Main Changes to the SPD.....	2
Appendix 1 – List of Consultees .....	8
Appendix 2 – Local Advertisement .....	18

## **1. Introduction**

- 1.1. In preparing Supplementary Planning Documents (SPDs), the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, and its adopted Statement of Community Involvement (SCI).
- 1.2. There are a total of 21 Conservation Areas in Trafford. George Street is one of the first to undergo reappraisal as required by national guidance. English Heritage guidance sets out, designation is not sufficient to preserve and enhance these areas. Instead local authorities need to develop policies which clearly identify what features of the area should be preserved or enhanced and set out how this should be done.
- 1.3. Such assessments help to generate awareness and encourage local property owners to take the right sort of action. The appraisals also identify areas where enhancement through development may be desirable.
- 1.4. Through the production of these documents the Council will be able to manage change in their historic areas in a way that will preserve and enhance them.
- 1.5. The Conservation Area Appraisal was carried out by consultants during 2013/14.
- 1.6. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.

## **2. Statement of Community Involvement Review**

- 2.1. The Council adopted its Statement of Community Involvement Review in February 2010. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

## **3. Public Consultation**

- 3.1. A copy of was made available for a statutory 6-week public consultation from 3rd February to 17<sup>th</sup> March 2014. A wide range of stakeholders were consulted including landowners, all residents within any of the proposed changes to the Conservation Areas. developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of the consultees that were formally invited to comment on the document is available in Appendix 1.
- 3.2. In addition two drop-in sessions were arranged during the consultation period for people to come and discuss the appraisals with officers from the Council. One on the 24th February 2014 at Altrincham Town Hall between 6 and 8 pm. The other on

the 26th February 2014 between 12 and 2pm at the Altrincham Forward offices (12-14 Shaw's Road).

3.3. A public notice was displayed in the 3<sup>rd</sup> February 2014 issue of the Manchester Evening News and is available in Appendix 2.

3.4. The SPD and associated documentation was made available for inspection at the following locations:

- On the Council's website: <http://www.trafford.gov.uk>
- Trafford libraries
- Access Trafford offices

Individual copies of the documents were also made available on request.

3.5. Comments were invited in writing, no later than 17<sup>th</sup> March 2014, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk).

3.6. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to the Strategic Planning team, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

#### **4. Consultation Responses and Main Issues**

4.1. A total of 5 representations were received to the public consultation. A summary of these representations is available to view in table 4.1 below, together with the Council's response to the points raised.

4.2. Relatively few comments were made. English Heritage suggested the 5 Conservation Areas could be combined as one area. However it is felt this would be unmanageable and the areas have different characters. Other comments are summarised below:-

- Praise for the extensive work in writing the CAAs
- Suggestions for boundary changes
- Points of clarification and factual corrections requested
- Objections to the inclusion of areas with the CAA

#### **5. Main Changes to the SPD**

5.1. Changes to the SPD have been made in response to many of the representations received:-

- Corrections and improvements to the detailed maps on townscape analysis
- Corrections to building dates on some maps and text

- The addition of clearer photographs
- Small changes to the CAA boundary which removed Central Way placing it in Old Market Place Conservation Area.
- Changes to the text to improve clarity in several sections
- Removal of very detailed information into a separate appendix

**Table 4.1 Summary of representations and the Council's response**

Organisati on/ Person	Person ID	CAA	Summary of Representation	Council Response
Sue Nichols	1008	George Street	Detailed comments in relation to the following parts of the CAAS:- <ul style="list-style-type: none"> <li>• assessment of special interest,</li> <li>• heritage assets,</li> <li>• factual corrections</li> <li>• Content of the history sections</li> </ul>	Noted. Changes have been made to take account of the detailed comments made
English Heritage	1074	CAA George Street	The council should consider combining Old Market Place, George Street and Stamford New Road into one CAA "Altrincham Town Centre" A single designation can help by way of future management, place making and marketing. Also the Altrincham Strategy has different boundaries and could be confusing.	The consultant did look at the area being covered by one CAA but it was not considered to be beneficial. It would leave holes in the area which do not have CAA value, it is too unmanageable and the character is quite different between them.  The Altrincham Strategy has very different objectives to the CAAs. It is focused on growth and regeneration and includes areas with no conservation value.
English Heritage	1074	CAA George Street	The extension to George street CAA is supported as the focus on lines of the street architecture have a good sense of enclosure and history which helps define their spatial interest as streets. However George Street is marginal as a designation in its own	Although it is acknowledged change has happened, there is still sufficient interest to warrant designation.

Organisati on/ Person	Person ID	CAA	Summary of Representation	Council Response
			right because of the level of change and the poor quality of many of its buildings.	
Amy Sharp	1306	CAA George Street	The extensive work done on the appraisal is welcomed	Comment Welcomed
Amy Sharp	1306	CAA George Street	In the George Street CAA it is not considered there is justification for the extension towards Regent Road and Central Way as there isn't sufficient special architectural interest.	The extensions are included because of the historic interest.
Altrincham and Bowdon Civic Society	1330	CAA George Street	Support for the inclusion of details relating to properties of local significance within the Conservation Area Appraisals because this will assist work with English Heritage.	Support welcomed
Altrincham and Bowdon Civic Society	1330	CAA George Street	The CAA is considered to be very impressive	Noted
Altrincham and Bowdon Civic Society	1330	CAA George Street	Reference should be made to the fact that the public realm strategy is awaiting implementation, with the design stage being complete.	It is not considered relevant to refer to the Strategy awaiting implementation in the CAAS. Any reference would soon be out of date. However The Strategy is listed in the CAA document list and referred to in

Organisati on/ Person	Person ID	CAA	Summary of Representation	Council Response
				the CAA text
Altrincham and Bowdon Civic Society	1330	CAA George Street	Reference should be made to the fact that Trafford is preparing a housing plan in relation to empty properties; this should address a number of the concerns in relation to deteriorating properties with empty upper floors.	Yes it is acknowledged the housing plan in relation to empty properties will help to address concerns. However it is not considered relevant to reference this plan in the CAAS. Any reference would also date the appraisals that will have a longer shelf life than the Housing Plan.
Altrincham and Bowdon Civic Society	1330	CAA George Street	The management plan should concentrate on matters that can be changed, e.g. yellow lines and signage, metal shutters and canopies and not inappropriate development which is regrettable but unlikely to go.	All these issues are listed in the CAA as actions for the Management Plan to address
Altrincham and Bowdon Civic Society	1330	CAA George Street	The ginnels are important features in Altrincham.	Agree
Altrincham and Bowdon Civic Society	1330	CAA George Street	The ex Dolls House site on the Causeway should be maintained because of the setts.	The causeway backs onto the ginnels which have setts. The Management Plan will look at addressing their maintenance



Organisation/ Person	Person ID	CAA	Summary of Representation	Council Response
M&M Asset Managers c/o Agent	1331	CAA George Street	Object to the extension of George Street CA due to ownership of an asset within the area being recently acquired by the representor. More time is needed to establish a view to its inclusion within the CA	The extension has been deemed appropriate in line with the historic interest of buildings within the area and English Heritage guidance

## Appendix 1 – List of Consultees

<b>Specific Consultees Organisations</b>
Agden Parish Meeting
AGMA
Ashley Parish Council
British Telecom
Carrington Parish Council
Cheshire East Council
City of Salford
Department for Transport (Rail Group)
Dunham Massey Parish Council
E.ON UK c/o The Planning Department
English Heritage
Environment Agency
G M Environment Team
GM Local Enterprise Partnership
GM Local Nature Partnership
Greater Manchester Integrated Support Team
Greater Manchester Police Authority
HCA Warrington
Homes and Communities Agency (HCA)
Little Bollington Parish Meeting
Lymm Parish Council
Manchester City Council
Mobile Operators Association
Mono Consultants on behalf of Mobile Operators Association
National Grid
Natural England
Network Rail
Network Rail Infrastructure Ltd
NHS North West
North West Ambulance Service NHS Trust
Nuclear Electric Ltd
Partington Town Council c/o Library
Rixton with Glazebrook Parish Council
Rostherne Parish Council
SP Energy Networks
St Modwen
The Coal Authority
The Highways Agency
Trafford Primary Care Trust
Transport for Greater Manchester
United Utilities
Warburton Parish Council

**Specific Consultees Organisations**

Warrington BC
Warrington Borough Council
Woolston Parish Council

**General Consultees Organisations**

Altrincham Chamber of Commerce, Trade, Industry c/o Carlton Lawn Tennis Club Ltd
Childrens Trust Board
Community Cohesion Community Forum
Environment Partnership
Ethnic Minority Outreach Project
Firstplan on behalf of Frobisher Ltd
Health and Wellbeing Thematic Partnership
Learning and Skills Council (Greater Manchester)
Manchester Friends of the Earth
Office of Rail Regulation
Positive Partington Partnership
Royal Mail (c/o DTZ)
The Church of England Diocese of Chester
The Church of England Diocese of Manchester
The Confederation of British Industry
Trafford Council,Community Safety, Culture & Sport
Trafford Disability Advisory Group
Trafford Economic Alliance Partnership
Transport for London
Voice of BME Trafford

**Other Consultation Bodies Organisations**

A Ahmed
A Purdey
A.D Clowed
Aashim Dhand
Adactus Housing Group
Addleshaw & Goddard
AECOM
Afordable Homes
Air Products
Alan Shillaker
Alice Darlington
Alister Rowe
Altrincham & Bowdon Civic Society
Altrincham & Sale Chamber of Commerce
Altrincham Association Football Club Ltd
Altrincham Forward

<b>Other Consultation Bodies Organisations</b>
Alyn Nicholls & Associates
AMEC Plc c/o The Planning Department
Ancient Monuments Society
Andy Jenkins
Arawak Walton Housing Association
Arcon Housing Association
Arcus Consulting
Ask Developments
Atisreal Ltd
Atlas Heating Supplies Ltd
B Crichton
B Shannon
Babar Ahmad
Barratt Developments PLC (Manchester)
Barratt Manchester
Barton Willmore
Basell Polyolefins UK Ltd
Bell Ingram Design Ltd
Bellway Homes
Ben Bailey Homes
Bolton Council
Bowdon Conservation Group
BREEAM
Brian Hilton
Bridget Garner
Bridgewater Canal Company
Bridgewater Meeting Room Trust
British Chemical Association (BCA)
Broadway Malyan
Bruntwood
C Narrainen
CA Planning
Caldecotte Consultants
Campaign for Real Ale
Capita Symonds
Carrington Business Park Limited
CBRE
Charles Gardner
Cheshire West and Chester Council
Cheshire Wildlife Trust
Chris Thomas Ltd
Christine Mitchell
Church Commissioners c/o Smiths Gore
Church Commissioners for England
City Airport Limited (Manchester Barton)

<b>Other Consultation Bodies Organisations</b>
City Branch C/O Drivers Jonas Deloitte
Colliers CRE
Colliers International
Council for the Protection of Rural England
Countryside Properties (Northern) Ltd
County Archaeologist
CPRE (North West)
CPRE Trafford District Executive Committee
Cunnane Town Planning LLP
CWS Property Group
Cyclist Touring Club
Dalton Warner Davis LLP
Damian Cross
David Eatock
David L Walker - Chartered Surveyors
David Lock Associates
DB Schenker Rail (UK) Ltd
De Pol Associates
De Pol Associates (on behalf of Northern Trust Co Ltd)
Denton Wilde SAPTE
Department for Communities and Local Government
Department for Work and Pensions
Devplan UK
Diana Moreton
Disabled Persons Transport Advisory Committee
DPDS Consulting Group
DPP
DPP on behalf of Derwent Holdings Ltd
Drivers Jonas Deloitte
DTZ
E Thompson
E Turner
Edward Shorto
EKOS
Emery Planning
Emery Planning Partnership
Eric Clarke
Estates, Non-trading Planning
Euan Kelly Property Solutions Ltd (on behalf Mary Davey)
Forestry Commission
Frank Marshall & Co.
Freightliner Ltd
Friends of Longford Park

<b>Other Consultation Bodies Organisations</b>
Friends of Old Trafford
Friends of the Earth
Fusion Online Limited
G E Middleton & Co Ltd
Gee Squared
General Aviation Awareness Council
Gerald Eve LLP
Gerald Knight Associates
Gerard Dolan
GGP - Old Trafford
GL Hearn
GL Hearn (on behalf of Tesco Stores Ltd)
Gladman Care Homes
GM Archaeological Advisory Service
GM Chamber of Commerce
GM Combined Authority
GM Ecology Unit
GM Fire and Rescue Service (Trafford)
GM Minerals & Waste Plg Unit (Urban Vision Partnership Ltd)
GM Pedestrian Association
GM Police
GM Probation Trust
GM Waste Disposal Authority
GMITA (Greater Manchester Integrated Transport Authority)
Graham Hitchen Associates
Great Places Housing Group
Greater Manchester Cycling Campaign
Greater Manchester Joint Transport Team
Greater Manchester Waste Disposal Authority
Gregory Gray Associates
GVA
Hallam Land Management Ltd
Hanover
Health and Safety Executive
Heather Fogg
Herb Booth
Heslip Architects and Surveyors
Higham & Co
Home Builders Federation
HOW Clients C/O How Planning LLP
How Planning
HOW Planning LLP (on behalf of Nikal Limited)
HOW Planning on behalf of United Utilities Property

<b>Other Consultation Bodies Organisations</b>
Howard Holdings
I Nicholas
I Quigley
Indigo Planning Ltd
Irwell Valley Housing Association
Ivy Dolan
J Townsend
J10 Planning
Jack Etchells
James Norbury
Janet Green Consulting
JASP Planning Consultancy Ltd
Jayne Arrowsmith
Jean North
Jerry Williams
Jim Stuart
Joan Trueblood
Joe Ryan
John Collins Funfairs
John Dolan
John Fitzgerald
John Waghorne
Jones Lang Lasalle
JWPC Limited
K Dunbar
Keep Chorlton Interesting
King Sturge
King Sturge & Co
King Sturge LLP
Kirkwells Town Planning & Sustainable Development Consultant
Knight Frank LLP
Knight Frank LLP
L Cuerden
L&M Limited
Lafarge Aggregates
Lambert Smith Hampton
Lancashire County Cricket Club
Lancashire County Gardens Trust
Lancashire Gardens Trust
Leith Planning (on behalf of Tim Jacomb, Anna Cooper)
Local Dialogue
Louise Alexander
Louise Green

<b>Other Consultation Bodies Organisations</b>
Ludlam Associates
Lynne Salkeld
M Walsh
Manchester Airport
Manchester Airport Group
Manchester Meeting Room Trust
Manchester Ship Canal Company
Manchester United Football Club
Marie Sheridan
Mark Russell
Mary Eastwood
Mathews and Goodman
Meyler Denton Hockey
Michael Gill
Michelle Woodward
Ministry of Defence (MOD)
Morris Developments
Morris Homes (North Ltd)
Morrison Property Services
Mosaic Town Planning (on behalf of Stevenor Invest)
MP Altrincham & Sale West
MP Stretford & Urmston
MP Wythenshawe & Sale East
MPSL Design (on behalf of Homestar Investments Ltd)
N Boran
N Rashid
Nathaniel Lichfield & Partners
National Trust
New Earth Solutions Group Ltd
NFU
Nicola McQuaid
Nikal
NJL Consulting
North West Regional Leaders Board
Northern Spirit Ltd
Old Trafford Liaison Group
Oldham MBC
P Fahey & Sons
P West
Pamela Haslam
Passenger Focus
Patrick Jeffries
Patrick Robinson
Peacock & Smith



<b>Other Consultation Bodies Organisations</b>
Peak & Northern Footpaths Society
Peel Holdings (On behalf of Homestar Investments Ltd)
Peel Land and Property Limited
Persimmon Homes
Persimmon Homes Lancashire
Peter Cunliffe Chartered Surveyors
Peter J. Thompson
Peter Johnson
Petros
Pioneer Property Services
Planware Ltd
Preston O'Herlihy
R Blair
R Townsend
R Wilshaw
Rail Freight Group
Raj Gulati
Ramblers Association (Manchester & High Peak)
Randle White Ltd
Rapleys LLP
Red Rose Forest
Redrow Homes (NW) Ltd
Redrow Homes C/O The Planning Consultancy
Rita Irvine
Robert Hardwick
Rochdale MBC, Strategic Planning Service
Royal Mail Group Legal (Real Estate)
S Doggrell
S Taylor
Sale Civic Society
Sale FC Rugby Club
Sale Town Centre Partnership
Saleem Shamash
Salford & Trafford Health Authority
Sanderson Weatherall LLP
Savills
Scott Wilson Consultants
SEGRO
Selbourne Group Ltd
Senior Community Action
Shell (UK) Ltd
Shell Chemicals UK Ltd
Shell International Ltd
Shell UK Pipelines

<b>Other Consultation Bodies Organisations</b>
Shire Consulting (on behalf of Barclays Bank)
Smiths Gore
Spawforths
Sport England North West
St Vincent's Housing Association
Stacy Millward
Steer Ethelston Rural Ltd
Stephen Farndon
Steven Abbott Associates
Stockport MBC
Storey Sons & Parker
Strategic Planning Advice Ltd
Stretford Town Centre Partnership
Strutt & Parker LLP
Sue Nichols
Susan Jankin
Sustrans
Taylor Wimpey UK Limited
Taylor Young
Ted Shorto
Temple Group
The Cedar Rest Home Ltd
The Co-operative Property Division
The Crown Estate C/O 75th Barton Wilmore
The Emerson Group
The National Federation of Gypsy Liaison Group
The National Trust (North West Region)
The Order of Friars Minor Conventual
The Planning Bureau Limited
The Planning Bureau Limited (on behalf of McCarthy and Stone)
The Theatres Trust
Thomas Eggar LLP
Thomas Hague
Thomson Planning Partnership
Tim Claxton Property Ltd
Timperley Civic Society
Tracy Halpin
Trafford College
Trafford Council Environment, Transport & Operations
Trafford Green Party
Trafford Housing Trust
Trafford Leisure Trust
Trafford NHS

<b>Other Consultation Bodies Organisations</b>
Trafford PCT
Trans-Pennine Trail
Transport for Greater Manchester
Traveller Law Reform Project
Trinity Architecture
Turley Associates
United Utilities
Urban Splash Ltd
Urbanistics, Paul Butler Associates
Urmston Town Centre Partnership
V J Legg
Victor Partridge
Viridor Waste Management
Wainhomes NW Ltd
Walton & Co
Warrington Borough Council
White Young Green Planning
Wigan MBC
Woodland Trust
WYG Planning
Your Housing Group

## Appendix 2 – Local Advertisement

### TRAFFORD BOROUGH COUNCIL

#### Planning and Compulsory Purchase Act 2004

#### The Town and Country Planning (Local Planning) (England) Regulations 2012

#### Supplementary Planning Document – Regulation 12 Public Participation

##### **Proposed titles of the Supplementary Planning Documents**

Conservation Area Appraisal – Stamford New Road - Consultation Draft

Conservation Area Appraisal – George Street - Consultation Draft

Conservation Area Appraisal – Old Market Place - Consultation Draft

Conservation Area Appraisal – Goose Green - Consultation Draft

Conservation Area Appraisal – The Downs - Consultation Draft

##### **Proposed subject matter of the Supplementary Planning Documents**

The proposed conservation area appraisals provide an assessment of special interest; an audit of heritage assets; an assessment of condition and; set out a plan for further action. Additionally, the proposed conservation areas identify the proposed boundary for each of the conservation areas.

##### **Notification of Adoption of the Supplementary Planning Documents**

Any representations to may be accompanied by a request to be notified at a specified address of the adoption of the Supplementary Planning Documents.

**Availability of documents:** The Draft Conservation Area Appraisal Supplementary Planning Documents are available for public inspection at all public libraries/Access Trafford offices in Trafford, during normal opening hours. For more information about location and opening hours go to: <http://www.trafford.gov.uk/leisureandculture/libraries/librariesintrafford/>

The documents, including the comments form, can also be found on the Council's website: [www.trafford.gov.uk](http://www.trafford.gov.uk). If needed, summary material can be made available in large print, Braille and other languages. For further information please contact the LDF helpline on 0161 912 3149.

**Address to which representations must be sent:** Written representations should be submitted to Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH Tel: 0161 912 3149 (e-mail: [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk)).

**Period in which representations may be made:** Written representations may be made between 9:00am **Monday 3<sup>rd</sup> February 2014** and 5:00 p.m **Monday 17<sup>th</sup> March 2014**.

**Rob Haslam**

**Head of Planning**