

DANIEL ANTHONY & PARTNERS

Daniel O' Brien, 90 Shrigley Road, Bollington, Macclesfield, Cheshire, SK10 5RD

Trafford MBC
Strategic Planning & Developments
First floor
Waterside House
Sale Waterside
Sale
M33 7ZF

13 March 2014

Dear Sir/Madam

Trafford Local Plan: Land Allocations Land at Deansgate lane, Timperley

I refer to your our earlier letter, dated 10 September 2012 (attached), regarding your request that landowners to submit representations in respect of Land Allocations within the proposed Development Plan Document.

I am the Property Manager for the freehold owners of the property indicated in blue on the attached plan. The land has been identified in Trafford's Strategic Housing Land Availability Assessment as a residential development site (site 1626).

A resolution to grant detailed planning permission (application no : 81212/FULL/2013) for residential redevelopment was granted in February 2014. A Section 106 agreement is being prepared and completion of the document is expected within the next few days. The residential development scheme will incorporate an element of social housing provision

The site remains vacant, available and capable of being delivered as a sustainable residential development opportunity. A development will enhance the surrounding area, regenerate the canal frontage and remove several unattractive industrial buildings from an improving residential location. A redevelopment will also have the added benefit of improving the safety of the surrounding highways infrastructure by permitting future pavement widening and the future re-routing of Canal Road.

Please can you ensure that the site is allocated for a residential use within the Trafford Local Plan

Needless to say, should you require any further information, then please do not hesitate to contact me.

Yours faithfully

Daniel O' Brien
Property Manager

Trafford MBC
Strategic Planning & Developments
First floor
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Sale
M33 7ZF

10 September 2012

Dear Sir/Madam

**Trafford Local Plan: Land Allocations – Commencement, scoping consultation and accompanying Sustainability Appraisal Scoping Report (Consultation Draft)
Land at Deansgate lane, Timperley**

I refer to your recent letter inviting landowners to submit representations in respect of Land Allocations within the proposed Development Plan Document.

I am the Property Manager for the freehold owners of the property indicated in blue on the attached plan. Following representations by our advisors (copy attached), the land was identified in Trafford's Strategic Housing Land Availability Assessment as a residential development site (site 1626).

The property currently comprises a series of vacant Victorian industrial buildings in an improving residential area. The site comprises 0.78 hectares facing the Bridgewater canal. The existing buildings are in excess of 100 years old and are unsuitable for continued industrial use. In addition, vehicular access from Deansgate Lane is through a residential area, whilst the alternative access via Canal Road is narrow and unsuitable for industrial vehicles. The site is not within a focused employment location as designated under W1.3 of the Trafford Local Plan Core Strategy.

A residential site layout plan has previously been agreed with the Council's Development Control team and details are included within the attached report. Recent discussions with the Development Control Officer for the area indicate that the Council would remain supportive of a residential scheme. A planning application has yet to be submitted.

The site lies in a mixed use residential area opposite "The Bridge" Housing Association development built around 2007. The site is close to Timperley metrolink station (0.5km) and is close to local bus services. There are two neighbourhood shopping centres within 700m walking distance of the property.

A residential development scheme will incorporate an element of social housing provision.

The agreed layout incorporates the sale of land to the Council for required improvements to the adjoining highway (Canal Road). These will include the widening of the pedestrian pavement and the re-routing of the highway to improve road safety. Without the demolition of the existing buildings, and the redevelopment of the site, these safety improvement works will not be possible.

We have recently received interest from a residential developer wishing to purchase the vacant site/buildings and progress a development scheme incorporating the above highways improvements. Discussions are ongoing.

The site is not in a flood zone and we are not aware of any ecological or significant environmental conditions that would prevent development.

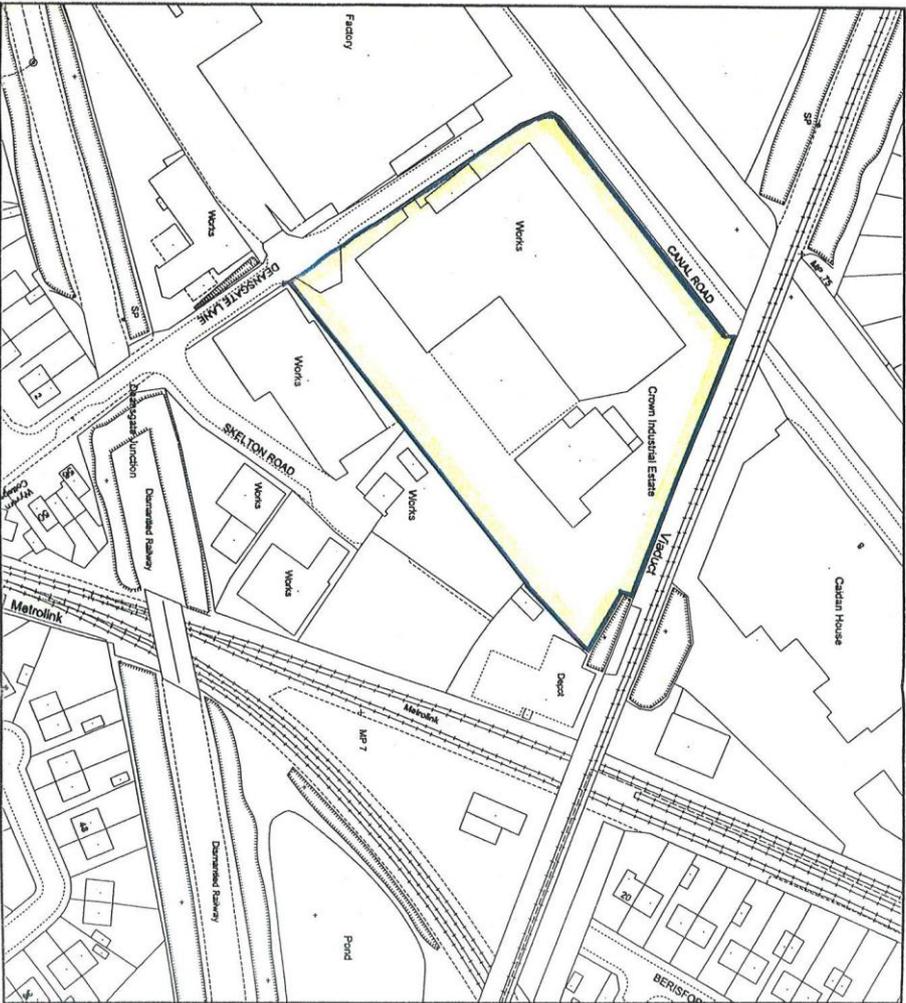
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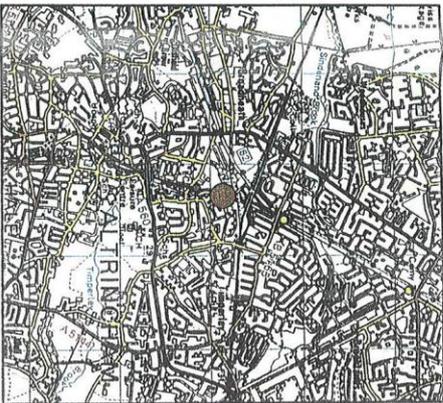
Daniel O' Brien
Property Manager

DEANSGATE LANE, TIMPERLEY



NGR: SJ 774 891

Scale 1:500



Location Plan

Scale 1:50,000

Legend

● - Location of Property