



# Trafford Local Plan:

## Land Allocations

Shaping the Plan – August 2012

# Introduction

In January 2012 Trafford Council adopted the Trafford Core Strategy. The Core Strategy is the overarching plan in Trafford's Local Plan. It provides the strategy, whilst this Plan will set out the detail to deliver it.

Now that the Trafford Core Strategy is adopted, the Council is proposing to develop the Trafford Local Plan: Land Allocations. It will be a Development Plan Document providing detailed, site specific guidance for allocated sites and will be accompanied by a Policies Map. It will supersede the majority of the remaining Policies and Proposals of the Revised Unitary Development Plan (UDP). The Plan must be in conformity with the Core Strategy and government guidance, in particular the newly published National Planning Policy Framework (NPPF).

This document has been produced to assist in defining the content of the Land Allocations Local Plan. As such it sets out key parameters established in the Trafford Core Strategy and includes at Appendix 1, a pro-forma for the identification of sites for development and protection. Alongside this document, the Sustainability Appraisal Scoping Report (Consultation Draft) is also being made available for comment.

Comments are being sought in relation to these documents for a six week period between 3<sup>rd</sup> August and 14<sup>th</sup> September 2012. Written comments should be submitted either by post or email to:

Strategic Planning & Developments, Waterside House, Sale Waterside, Sale, Greater Manchester, M33 7ZF

E-mail -: [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk)

The documents can be viewed on the Council's website: <http://www.trafford.gov.uk>

# Purpose of the Plan

The purpose of the Trafford Local Plan: Land Allocations will be to:

- Identify and prioritise the sites necessary to meet the sustainable needs of the borough
- Identify the natural and built assets which should be protected/enhanced
- Identify the key design, environmental and infrastructure requirements for allocated sites
- Ensure that new development is delivered within an identified timescale

In line with the Trafford Core Strategy the Plan will establish the planning policy framework for the Borough for a period up to 2026, however it may need to make assumptions for development beyond that date.

It will provide increased certainty and guidance for developers and members of the public on both the location of development and the detailed design and sustainability principles that development must achieve.

In line with government guidance there will be a presumption in favour of sustainable development running through the Plan. In order to ensure that sustainability will be at the heart of the Plan, it will be subject to Sustainability Appraisal at each stage in its preparation.

## Questions:

- *Do you agree with the purpose of the Plan?*
- *Which topic areas should be covered by the Plan and why?*
- *What assumptions should be made for development beyond the scope of the Core Strategy (2026)?*
- *How can we ensure a “presumption in favour of sustainable development”?*

# How does the Core Strategy shape this Plan?

It is proposed that this Plan's Vision and Objectives would be shared with those of the Core Strategy. This includes both the Strategic Objectives and the Objectives identified for the ten "Places" in Trafford.

It is proposed to arrange the Plan in such a way as to identify what sites exist in the ten "Places" identified in the Core Strategy, to meet the needs of these communities, as set out in the Spatial Profile and Place Objective sections of the Core Strategy.

In terms of spatial distribution and levels of development the Core Strategy sets a number of broad parameters which must be adhered to in the Allocations' Plan. The Core Strategy levels of growth are set as indicative minimums. Therefore it will be important that this Plan does not set levels of growth below those anticipated in the Core Strategy.

The following pages summarise what these will mean for the allocation of specific sites across the Borough.

## Questions:

- *Do you agree that the Plan should have a shared vision with the Core Strategy?*
- *Do you agree that the Objectives should be shared with the Core Strategy.*
- *Do you agree that the Plan should be organised on a "Place" basis.*

# The Places in the Borough:

As identified in the Core Strategy the Borough has been split in to ten individual places as set out in this map.



# What does the Core Strategy Say About:

## The Spatial Distribution of development?

In line with growth priorities for the Manchester City Region, the focus for both economic and residential growth will be within the urban area, primarily in the north east of the Borough and at the principal town centre of Altrincham.

Five Strategic Locations are identified in the Core Strategy as areas for change. These are:

- Pomona Island;
- Trafford Wharfside;
- Lancashire County Cricket Club Quarter;
- Trafford Centre Rectangle;
- Carrington.


















In line with the Core Strategy, this Plan will not allocate development sites outside of the urban area, either on Green Belt land or “Other Protected Open Land”.

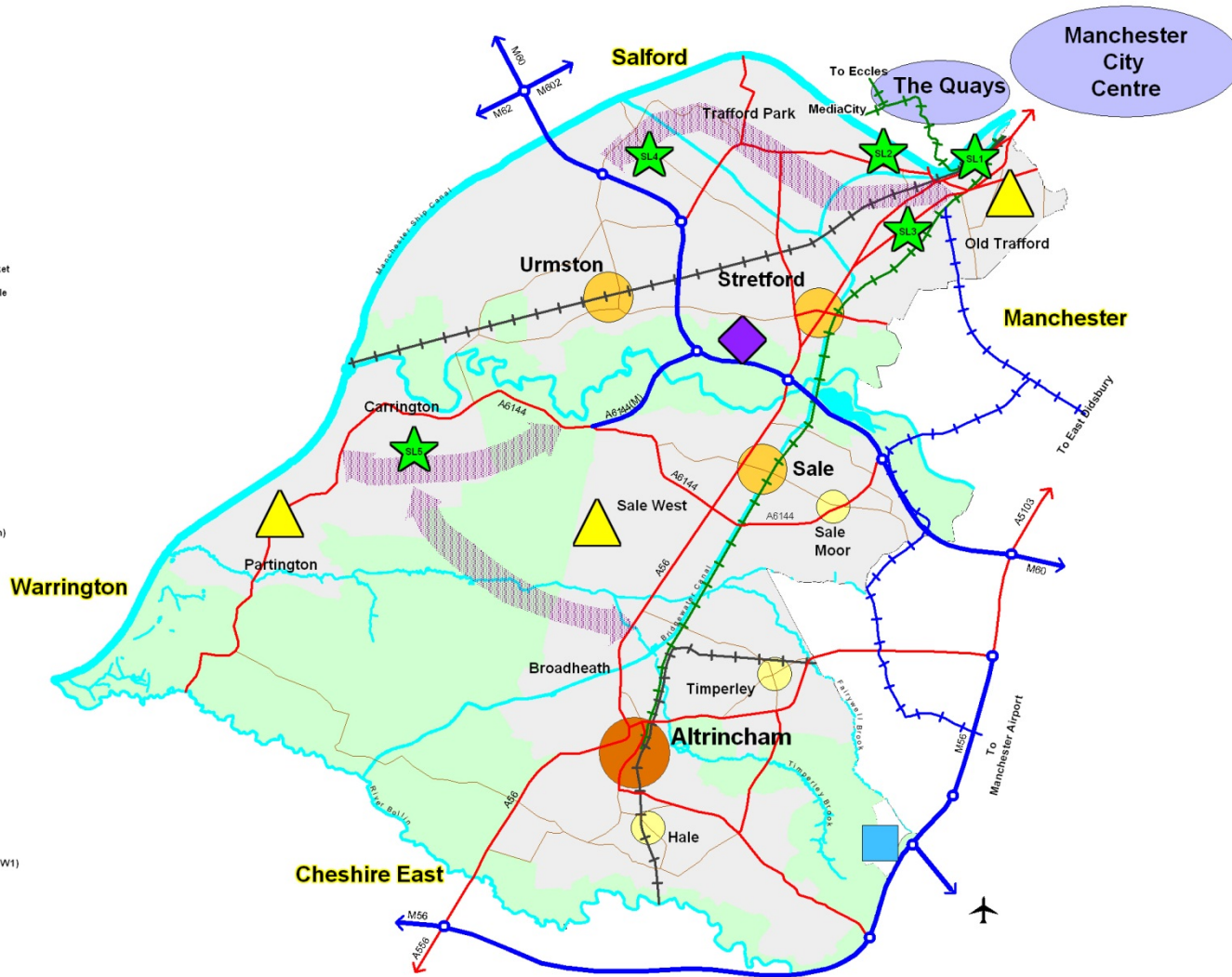
The Key Diagram overleaf shows the proposed spatial distribution of development which will be delivered through the Land Allocations Plan.

### Questions:

- *What should the specific boundaries of these Strategic Locations be?*
- *Which specific sites should be allocated within these areas?*
- *What should they be used for and why?*

# Trafford Core Strategy Key Diagram:

- Key**
-  Strategic Locations:
    - SL1 Pomona Island
    - SL2 Trafford Wharfside
    - SL3 Lancashire County Cricket Club Quarter
    - SL4 Trafford Centre Rectangle
    - SL5 Carrington
  -  L3 Priority Regeneration Areas
  -  R3 Strategic Recreation Area
  -  Railway
  -  Main Roads
  -  Metrolink
  -  Metrolink (Proposed Extension)
  -  Water Features
  -  R4 Green Belt
  -  Motorways
  -  Significant Neighbouring Places
  - W2 Town Centre Hierarchy:**
    -  Main Town Centre
    -  Other Town Centres
    -  District Centres
    -  Minor Roads
  -  L4.1 (e) Indicative Transport Infrastructure Improvements
  -  Land at Davenport Green (R4, W1)



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# Some of the Key Land Use Issues for:

## Trafford Park

- To deliver the expected levels of development at Wharfside and the Trafford Centre Rectangle.
- To ensure that the Park is well served by sustainable modes of transport.
- To effectively balance the needs of the growing key business sectors with those of the established industrial base.

## Old Trafford

- To deliver the expected levels of mixed-use development at Pomona and in Lancashire County Cricket Club Quarter.
- To secure housing led redevelopment to improve the quality, mix and type of residential offer.
- To improve the appearance and quality of the environment, including reducing deficiencies in open space provision.
- To secure improved linkages to the Regional Centre and Trafford Park.

## Stretford

- Maintain a vibrant town centre.
- To maximise opportunities for the re-use of land.
- To maximise opportunities for recreation, including the potential of the Bridgewater Canal.

### Questions:

- *What key sites should be allocated in Trafford Park, Old Trafford or Stretford to secure the anticipated high levels of growth?*
- *What will be the most effective way to manage the anticipated levels of growth through the Allocations Plan?*
- *Which sites should be retained for existing uses?*
- *Which sites should be released for new uses?*
- *What development densities should be applied to development in these places?*
- *Which sites should be used to reduce deficiencies in open space?*
- *How can we ensure access to jobs in Trafford Park?*



# Some of the Key Land Use Issues for:

## Urmston

- To consolidate and improve the “offer” within the Town Centre.
- To ensure that the character of the area is not undermined by new residential development.
- To secure improved transportation linkages both east-west and to main sources of employment.
- To secure the appropriate redevelopment of Woodsend Circle.

## Partington

- To create and sustain a more vital and vibrant shopping centre.
- To secure residential development to tackle population decline and to ensure the sustainability of the centre.
- To establish a better balance of type and tenure of residential accommodation.
- To maximise the potential to improve the leisure and recreational offer.

## Carrington

- To deliver the expected levels of sustainable mixed use development.
- To maximise the re-use of land.
- To substantially reduce the isolation of the area by sustainable means.
- To ensure the long term sustainability of both Carrington and Partington.

### Questions:

- *What development densities should be applied to development in these places?*
- *Which sites should be released in Partington and Carrington to secure the required level of regeneration?*
- *Which sites should be released for residential development in Urmston, given its relative level of restraint.*
- *Which areas of open space are important to you?*
- *What will be the most effective way to manage the anticipated levels of growth through the Allocations Plan?*

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# Some of the Key Land Use Issues for:

## Sale

- To secure opportunities to tackle inequalities in Sale West.
- To enhance the role of Sale town centre.
- To tackle the inequalities in the provision of open space.
- To reduce the number of unused and underused properties on the A56.

## Mersey Valley

- To protect the fringes from inappropriate development.
- To maximise the recreational opportunities of Sale Water Park.
- To secure Stretford Meadows as a woodland/recreation area.
- To achieve an appropriate balance between the recreational needs of the community and nature conservation.

### Questions:

- *What development densities should be applied to development in Sale?*
- *Which sites should be released in Sale West to secure its regeneration?*
- *Which underused properties should be redeveloped as a priority?*
- *Which sites should be released in Sale for residential development given its relative level of restraint.*
- *What recreational facilities should be promoted in the Mersey Valley?*
- *Which sites should be retained for existing uses?*

# Some of the Key Land Use Issues for:

## Altrincham

- To manage effectively the high levels of demand for residential development in this area of relative restraint.
- To protect and enhance the historic character, landscape and amenity of the area.
- To secure the redevelopment of key sites in Altrincham town centre to ensure its endurance as a key economic driver.
- To retain Broadheath as the principal location for industrial purposes.
- To retain the land at Davenport Green for a high specification development linked to anticipated growth at Airport City and or the MediPark.

## Trafford's Rural Communities

- To safeguard from inappropriate development.
- To protect and enhance the very high quality natural environment, archaeological features and landscape character of the area.
- To manage effectively the tourist attractions such as Dunham Massey.

### Questions:

- *What development densities should be applied to development in Altrincham?*
- *Which do you consider are the key redevelopment sites in Altrincham?*
- *Which sites should be released in the wider Altrincham area for residential development given its relative level of restraint?*
- *What will be the most effective way to manage the anticipated levels of growth in Altrincham through the Allocations Plan?*
- *Which parts of the built and natural environment in these places are important to you and should be protected?*
- *Which sites should be retained for existing uses?*

# What the Core Strategy says about:

## Land for New Homes

Core Strategy Policy L1 seeks to identify enough land for over 12,000 new homes, of which at least 80% should be on previously developed land (PDL).

Nearly 5,000 units should be delivered in the five Strategic Locations, with almost a further 2,000 units to be delivered in the remainder of the north Trafford.

Elsewhere in the Borough, it is anticipated that over 5,500 units will be delivered over the life time of the Plan.

Not all this residential development will be “open market housing”. The Core Strategy sets an overall affordable housing target of 40%, to be delivered via a geographically varied target and preferably on site, giving a good distribution of affordable housing across the Borough.

Enough land for some 500 frail elderly persons units needs to be found over the life-time of the Plan.

The Core Strategy sets out a criteria based policy against which sites to meet the need for Gypsy, Roma, and Traveller communities and Travelling Showpeople accommodation in Trafford will be judged. However, it is important to consider the allocation of appropriate sites in this Plan.

### Questions:

- Which sites should the Council consider releasing for residential development in the Strategic Locations; the rest of Trafford Park and north Trafford and; the south city region?
- Which sites do you consider would be suitable to meet our frail elderly target?
- Which sites should the Council consider releasing to meet the needs of Gypsy, Roma, and Traveller communities and Travelling Showpeople in Trafford?
- What factors should the Council take in to account when considering sites and proposals for residential development?
- What key infrastructure requirements will result from this residential growth?

# What the Core Strategy says about:

## Land for Employment

Policy W1 of the Core Strategy sets out the need to identify at least 190Ha of land for employment purposes. This figure assumes a mixture of recycling of existing employment land and buildings and land that is being brought into employment use for the first time.

Six areas (plus the town centres) are identified where employment uses will be focused:

- Pomona Island;
- Trafford Wharfside;
- Trafford Park Core;
- Trafford Centre Rectangle;
- Carrington and;
- Broadheath

B1 office uses will be focused at Pomona and Wharfside and the town centres. In the other areas it will be acceptable where it can be demonstrated that it is sustainable and that it would be in line with Government Guidance.

Trafford Park Core will remain the key location for industry and business activity, with Broadheath continuing to play a vital role in the south of the Borough and Carrington providing an opportunity for a large scale sustainable mixed-use development.

Additionally, the Council will support development at Davenport Green, subject to strict criteria.

### Questions:

- *Which specific sites should the Council consider identifying for employment uses in the areas of focus?*
- *What factors should the Council take in to account when considering sites and proposals for employment uses?*
- *Which existing sites should be retained and/or recycled for employment purposes?*
- *Which existing sites are contrary to the Core Strategy and Government Guidance and should be used for alternative purpose(s)?*
- *Which existing boundaries should be changed.*
- *What key infrastructure requirements will result from this economic growth?*
- *What role should the existing main office development areas have?*

# What the Core Strategy says about:

## Areas of Regeneration

Policy L3 of the Core Strategy identifies three Priority Regeneration Areas (PRAs):

- Old Trafford;
- Partington and;
- Sale West

These three areas were identified based on the data from the Indices of Multiple Deprivation (IMD). It is proposed to use this data to define the specific boundaries of these PRAs.

In Old Trafford we are looking to improve the housing stock by identifying land for approximately a 1000 net increase in units.

In Partington the regeneration will include the provision of some 850 residential units and the redevelopment of the shopping centre.

In Sale West the regeneration will involve a more modest amount (100 units) of new residential development, with the emphasis on improving the public realm and access to employment opportunities.

In other regeneration areas, such as Sale Moor and Broomwood, the Council is seeking to promote developments which will reduce inequalities.

### Questions:

- *Do you agree that the IMD data should be used to define the boundaries of these areas?*
- *What criteria should be used to manage development within these areas?*
- *Which specific sites should be identified in these areas?*
- *What could they be used for?*
- *Which sites are currently under used in these areas?*
- *Which open spaces are important to you and why?*
- *Which sites should be released in the “other regeneration areas” and for what?*

# What the Core Strategy says about:

## The Borough's Retail Centres

In line with guidance the Core Strategy promotes a town centre first approach to new retail development. The Core Strategy's vision for Trafford's town centres to be key economic drivers will be delivered through the Land Allocations Plan, together with enhancing their vitality and viability

Policy W2 of the Core Strategy confirms a continuation of the existing retail hierarchy in the Borough:

- The four town centres of Altrincham, Sale, Urmston, and Stretford with Altrincham being the principal one.
- The three district centres of Hale, Sale Moor and Timperley and;
- A network of local centres.

Whilst the town, district and local centres are identified in the Revised Trafford UDP, it will be necessary to review them through the preparation of this Plan. This will need to involve the identification of primary shopping areas.

Policy W2 also identifies the specific need to improve the local centres of Partington and Hale Barns in line with recent planning consents..

### Questions:

- *Should each town centre have its own distinctive vision, and if so what should they be?*
- *What criteria should be used to define the primary shopping areas?*
- *Should any of the town/district centre boundaries be amended and if so where and why?*
- *Which parts of these centres should be promoted as potential residential sites?*
- *What should constitute a local centre in Trafford?*
- *What factors will be key to enhancing centre vitality and viability in Trafford?*



# What the Core Strategy says about:

## *The Borough's Historic Assets*

Policy R1 of the Core Strategy acknowledges the role that Trafford's historic environment makes to the Borough.

Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest.

Trafford's Conservation Areas will be identified and protected through this Plan. This will involve a review of all those currently identified in the Revised Trafford UDP.

### Questions:

- *Should any of the Conservation Area boundaries be amended and if so where and why?*
- *Should any new Conservation Areas be designated and if so where and why?*
- *Which historic buildings are important to you and why?*
- *Which characteristics of Trafford's historic environment should be preserved through this Plan and why?*

# What the Core Strategy says about:

## The Borough's Environmental Assets

Policy R2 of the Core Strategy establishes the principle of protection and enhancement of the environment. Policy R3 seeks to develop an integrated network of high quality and multi-functional green infrastructure (GI) which will provide multiple social, economic and environmental benefits.

The Borough has a number of environmental assets which will be identified and protected in this Plan.

These will include designated sites and species of national, regional and local importance; woodlands, hedgerows; trees; open water and watercourses; historic parks and gardens and historic landscapes and; habitats and species and areas of strategic importance identified at the Greater Manchester level.

Many of these features are currently protected by the Revised Trafford UDP, but will need to be reviewed and protected through the production of this Plan.

Additionally the UDP identifies a number of locations for "country parks". As part of the preparation of this plan it will be necessary to review these sites.

### Questions:

- *Which environmental assets are important to you and why?*
- *Which Green Infrastructure assets should be identified, protected and enhanced in this Plan?*
- *Should any of the boundaries of environmental / rural assets currently protected be amended and if so where and why?*
- *Which characteristics of Trafford's natural environment should be preserved through this Plan and why?*

# What the Core Strategy says about:

## The Borough's Green Spaces

Policy R5 of the Core Strategy recognises that green spaces are important to local communities. The availability of open space, sport and recreation facilities are key factors to the quality of life and physical well being of people and can assist in encouraging potential investors to the Borough.

Many of the Borough's green spaces are currently protected by the Revised Trafford UDP, but will need to be reviewed and protected through the production of this Plan, this will include open spaces, sports facilities, parks, allotments and cemeteries.

The Council is seeking to address key areas of deficiency in quality and quantity of open space and indoor/outdoor leisure provision.

The Council is looking to establish a hierarchy of parks including Borough, Town, Neighbourhood and Local parks. It is also looking to establish a hierarchy of leisure and sports facilities across the Borough.

### Questions:

- *Which green spaces and/or parks are important to you and why?*
- *Which green spaces should be identified, protected and enhanced in this Plan?*
- *Which green spaces are surplus to need and could therefore be developed?*
- *Which sites should be included within the leisure and sports facilities' hierarchy?*
- *How should the future demand for burial spaces be met over the Plan period?*

# What the Core Strategy says about:

## The Culture and Tourism

Trafford has a wide variety of cultural and tourism facilities that attract considerable numbers of visitors both from within and outside the Borough. Policy R6 of the Core Strategy seeks to not only increase the quantity but also the quality of the current offer.

These improvements will normally be in the following key areas:

- The Strategic Locations
- The town centres
- The Priority Regeneration Areas
- Dunham Massey Park and House.

Outside of these areas consideration will be given to appropriate developments in accordance with local and national planning policy. This could include the identification of a site for an upper-mid market hotel on the A56 corridor between Sale and Altrincham and an art gallery with a local/regional focus.

### Questions:

- *Which sites within the identified key areas should be identified for culture and/or tourism and why?*
- *Which sites should be considered for a hotel between Sale and Altrincham and why?*
- *Which site could be identified for an art gallery and why?*

# What the Core Strategy says about:

## Infrastructure Provision

The Trafford Local Plan is supported by the Local Infrastructure Plan (LIP) which is a living document that contains the most up to date information on infrastructure provision and delivery.

Whilst we can't guarantee future levels of either public or private investment over the life time of this Plan, the LIP helps to provide a clear indication of priorities for existing funds and future funding bids.

Following the "strategic" transport modelling work undertaken to support the Core Strategy, the Council is now undertaking further work which will look in more detail at the mitigation measures necessary to offset the identified negative impact(s) of proposed development on the transport network.

Infrastructure provision is however more than just new transport infrastructure. It will be necessary to provide additional capacity in the provision of infrastructure such as open space, sports, education and health facilities.

The Council will use planning obligations (as set out in Core Strategy Policy L8 and the associated Supplementary Planning Document) and the Community Infrastructure Levy (CIL) as a mechanism to deliver the infrastructure needed to support new development in the Borough and to make it acceptable and sustainable.

### Questions:

- *What level of infrastructure is required in order to support anticipated growth?*
- *Which sites should be identified for the provision of infrastructure?*
- *Which transportation schemes should be prioritised for delivery?*
- *Which sites should be identified for the provision of open space, sports, education or health facilities?*

# Site Identification:

## We are not starting from a clean sheet

The Revised Trafford UDP allocates sites for a number of uses, many of which are sites for protection, but others were identified for development.

An important task for this Plan is to review these allocations and consider which ones need to be changed.

As part of this consultation we are asking people to consider what sites should be allocated in their communities, consideration will need to be given to:

- Sites that may already be developed, but that could be developed at a higher density;
- Sites where a change of use may be appropriate;
- Redundant buildings that could be redeveloped for their existing or new use;
- Important green spaces, amenity spaces and recreation areas.

In 2007 we carried out an initial call for sites, the sites submitted through that process can be viewed on the Council's website, [www.trafford.gov.uk](http://www.trafford.gov.uk) but we want to know if there are any other sites that are important to you and why.

### Questions:

- *Which allocations identified in the UDP should be retained unaltered and why?*
- *Which allocations within the UDP are no longer considered appropriate for their identified use and why?*
- *Which sites could be retained for their current use but with an increased density ratio and why?*
- *Which new sites should be allocated and for what and why?*
- *What level of new infrastructure will be required to support/mitigate the proposed development?*

# Next Steps:

## The site selection process

Following this consultation stage, all the identified sites will be considered through a selection process. Both those identified for the first time now and those that were identified in 2007 will be subject to this “filtering”. This will ensure that the right sites are developed in the right places and for the right uses. We will be using the completed pro-formas to assist with this task.

Sustainability appraisal will form an important part of this selection process, as set out in the Sustainability Appraisal Scoping Report (consultation draft), but we will also need to be sure that any development proposed would be deliverable over the life of the Plan.

These filters will include which flood zone the site falls within, whether or not it is within the Green Belt or “other protected open land”; whether or not the site is affected by any physical constraint; whether or not the proposed use is considered to be sustainable; whether it is considered to be realistic and achievable and; whether the proposal is compatible with the Core Strategy.

Following this process of “filtering” the sites and considering the comments made in relation to the Plan’s wider content a draft of the Plan will be published for consultation. It is anticipated that this would be in spring 2013.

### Questions:

- *What do you consider should be key issues in terms of filtering the sites and why?*
- *Should there be a minimum site size for identification within the Plan and if so what should it be?*
- *Should a site size threshold apply to all types of uses?*
- *Do you consider that the Sustainability Appraisal Scoping Report will enable appropriate appraisals?*

# Shaping the Plan:

## *Your views will help us shape the Plan.*

On each page there are a number of questions to stimulate discussion about the potential contents of the Trafford Local Plan: Land Allocations.

Additionally at Appendix 1, a copy of the “Call for Sites” pro-forma has been included to assist in the identification of possible allocation sites. This form is available separately on the Council’s website. We need you to complete a separate one for each individual site that you wish to put forward for allocation in the Plan. It is important that you provide us with as much information about the proposed end use, its level of sustainability and its deliverability within the time frame of the Plan. In this way we can make informed decisions during the site selection process.

Please submit your written comments, no later than 14th September 2012 either by post or email to:

Strategic Planning & Developments, Waterside House, Sale Waterside, Sale, Greater Manchester, M33 7ZF

E-mail -: [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk)

The documents can be viewed on the Strategic Planning pages of the Council’s website: <http://www.trafford.gov.uk>

### Questions:

- *Have we chosen the right topic areas for inclusion in the Plan?*
- *Have we missed any topic areas and if so which ones and why?*
- *Are there any aspects of the Trafford UDP which would not be covered by the Trafford Local Plan and that should be?*
- *Should development within areas such as Trafford Park, Carrington and Altrincham Town Centre be managed through this borough-wide Plan, or should separate plans be produced?*
- *What level of development management policies should be included in the Plan?*



# Appendix 1: The Call for Sites

## Trafford Local Plan: Land Allocations



**Site Information**

Site address 1:

Site address 2:

Post code (if known)  Ward (if known):

Has the land been previously developed?  YES  NO  DON'T KNOW

Site size (if known)?   
*Please specify units of measurement*

Existing Use:

Preferred Use:

Alternative Use:

**Contact Details**

**Landowner**

Name:  Organisation:

Site address 1:

Site address 2:

Post code:  Ward (if known):

Telephone:  Nature of interest (please select)

E-mail:   Freehold  Leasehold

**Other Interest**

Name:  Organisation:

Site address 1:

Site address 2:

Post code:  Ward (if known):

Telephone:  Nature of interest (please select)

E-mail:   Local Resident  Agent  Other Organisation

## Trafford Local Plan: Land Allocations



**Site Issues**

**Sustainability**

e.g. what kind of economic, social or environmental impacts could the site have?

GOOD  BAD  DON'T KNOW

Details:

**Deliverability**

e.g. are there any constraints on development?

GOOD  BAD  DON'T KNOW

Details:

## Trafford Local Plan: Land Allocations



### Site Plans

It is necessary to submit a plan on an OS map base, with the proposed site edged in blue - this is an essential requirement. You can submit an image file as part of this form by inserting it in the space below - preferably the file size should be 1MB or less.

## Trafford Local Plan: Land Allocations



Please submit your completed form(s) either electronically or by printing it out and sending to Strategic Planning and Developments, Waterside House, Sale Waterside, Sale, Manchester, M33 7ZF by 14th September 2012.

- If you wish to be kept informed about progress on the Trafford Local Plan: Land Allocations please indicate by clicking the box, alternatively check the council website for updates [click here for Council website](#)

**Please Note:** All comments will be held by the council on a database for the duration of the Local Plan and will be available for public inspection under the Freedom of Information Act 2000.

If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

إذا كنت في حاجة إلى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

ARABIC

如果您需要帮助才能看懂这份资料，可以请人致电：

0161 912-2000，告诉我们如何最好地给您提供这些信息。

CHINESE  
Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે બાબતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરો.

GUJARATI

Jesli potrzebujesz pomocy aby zrozumiec ta informacie, popros kogos, aby zadzwonil pod numer 0161 912-2000 aby nas poinformowal, w jaki sposob najlepiej mozemy ci ja przekazac.

POLISH

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਸਾਨੂੰ 0161 912-2000 ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰਕੇ ਇਹ ਦੱਸਣ ਲਈ ਕਹੋ ਕਿ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਸਭ ਤੋਂ ਅੱਛੇ ਢੰਗ ਨਾਲ ਕਿਸ ਤਰ੍ਹਾਂ ਦੇ ਸਕਦੇ ਹਾਂ।

PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

0161 آگر آ پو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہ مہربانی کسی سے کہیے کہ وہ ہمیں 912-2000 پر ٹیلیفون کرے تاکہ ہمیں معلوم ہو سکے کہ آ پو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

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