

## A new form post has been received.



Posted on: 17/03/2014 12:39:56

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### Form Post

Your Name:	-
Organisation if applicable:	-
Address:	, , , , ,
Phone:	-
Email:	-
Agent Name if applicable:	Andrew Teage
Agent Organisation if applicable:	DTZ (on behalf of Royal Mail Group)
Agent Address:	No 1 Marsden Street, , Manchester, , M2 1HW,
Agent Phone:	0161 235 8994
Agent Email:	<a href="mailto:andrew.teage@dtz.com">andrew.teage@dtz.com</a>
Document:	Trafford Local Plan: Land Allocations - Consultation Draft, Topic Paper (please specify)
Indicate Conservation Area Topic Paper Other Document:	Topic Paper 14
Page Number:	143-148
Paragraph number:	123.0-127.0
Policy number:	-
Site reference:	-

Table/Figure reference:	-
Other including omissions and suggestions for proposed amendments:	<p>The following wording from the final Stretford Town Centre Masterplan (January 2014) report (page 32) should be properly reflected within the Topic Paper and included/reflected within the policy wording (paragraph 16.9) and/or accompanying explanatory text (paragraph 16.17) of the Trafford Local Plan: Land Allocations Consultation Draft policy STR1.6: "If the Atlas Heating and Bathroom building and Post Office sorting depot are also brought forward as part of the development site then the viable and commercially attractive re-provision / relocation of these operations will be required prior to the redevelopment. If these units are to remain in situ and the car park site is redeveloped in isolation any new uses should be designed and managed so that they are both cognisant of and sensitive to adjacent operations. Subject to securing necessary agreements in relation to third party land there is an opportunity to create a landmark building that also opens up access to the Bridgewater Canal"</p>
Do you support oppose or have general comments about this specific part of the document:	Object
Please provide your comments below and explain your reason for supporting opposing or commenting on this specific part of the document Please include suggestions as to how you think we can improve the document:	<p>Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although its management operates independently, Royal Mail is wholly owned by the Government through the Secretary of State for Business, Innovation and Skills. Its services are regulated by Ofcom. Its letters business, Royal Mail, is the operator of universal postal functions through the Royal Mail letterpost delivery and collections services, handling letters, postal packets and high value (registered) packets. Royal Mail Group also operates Parcelforce Worldwide, which is a parcels carrier. Post Office Limited (a "sister" company to Royal Mail) operates the national network of post offices and sub post offices. The United Kingdom letter post business has been fully liberalised since the Postal Services Act 2000 and Royal Mail now operates in a highly competitive market place. As such, it effectively operates like any other business and is continually seeking to find ways to improve the efficiency of its business (e.g. increased automation) and respond to the changes in communications technology (e.g. email and internet). Put simply, the nature of the mail industry has, and continues to change and Royal Mail's real estate needs to respond accordingly. Royal Mail owns the freehold of the following property within identified Site 5 Lacy Street/Newton Street boundary:</p> <ul style="list-style-type: none"> <li>•Stretford Delivery Office, 1A Lacy Street, Manchester, M32 8AA</li> </ul> <p>Background DTZ on behalf of the RMG submitted representations in relation to the draft Stretford Town Centre Masterplan given that the above Royal Mail property was located within a development site identified as Site 5. The grounds of the previous representation (18th September 2013) are included for reference and for the RMG to reinforce the significance of their previous representation that stands today as it did then, specifically, the necessity to protect the above Royal Mail site from development</p>

that may adversely affect mail services provided from it: "It should be noted that the Stretford Delivery Office is fully operational and Royal Mail currently have no plans to close or relocate it. Should the site come forward as a redevelopment site, then it is essential that as the site is operational, the supporting text to the inclusion of this site within the Masterplan explicitly states that the re-provision / relocation of Royal Mail's operation will be required prior to the redevelopment. This will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000. Furthermore, in order for Royal Mail's site to be brought forward for redevelopment, relocation will need to be viable for and commercially attractive to Royal Mail. There will also need to be a commercial attractiveness that would incentivise the business to relocate the operations. This approach accords with adopted Government guidance set out in the National Planning Policy Statement (NPPF) (March 2012) which advises that local planning authorities should help achieve economic growth by planning proactively to meet the development needs of business and support an economy fit for the 21st century. The NPPF also advises that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. Furthermore, should Royal Mail remain in situ and any land surrounding Royal Mail's site be redeveloped, it would be vital that any new uses be designed and managed so that they are both cognisant of and sensitive to Royal Mail's operations. Should sites adjacent to the Royal Mail Delivery Offices come forward as residential or hotel development sites, they must be designed to attenuate the noise impact of Royal Mail's operations, which include working outside normal working hours. For example, this may require triple glazing and the careful positioning of windows in new development. In addition, it may be necessary to manage potential adverse impact through appropriate planning conditions. These measures will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000. I have tried to contact the relevant officer within Trafford Council to discuss the proposals in greater detail but have unfortunately been unable to speak to the relevant officer at this point in time. As such, following our subsequent discussions with you in relation to this matter we reserve the right to object to the identification of the site for mixed use redevelopment" (DTZ, 18th September 2013).

Final Masterplan Document It is recognised that Trafford Council has taken into account RMG's position as set out in DTZ's letter of objection dated 18th September 2013 and reflected it within the final Stretford Town Centre Masterplan (January 2014) report (page 32), stating that "If the Atlas Heating and Bathroom building and Post Office sorting depot are also brought forward as part of the development site then the viable and commercially attractive re-provision / relocation of these operations will be required prior to the redevelopment. If these units are to remain in situ and the car park site is redeveloped in isolation any new uses should be designed and managed so that they are both cognisant of and sensitive to adjacent operations. Subject to securing necessary

agreements in relation to third party land there is an opportunity to create a landmark building that also opens up access to the Bridgewater Canal.” Whilst this is welcomed, this statement has not been translated from the Masterplan into the Topic Paper, therefore it is considered that this wording needs to be properly reflected within the Topic Paper and included/reflected within the policy wording (paragraph 16.9) and/or accompanying explanatory text (paragraph 16.17) for the Trafford Local Plan: Land Allocations Consultation Draft policy STR1.6. In respect of other issues raised within the Topic Paper, DTZ would also comment as follows:

- The current adopted policy position inclusive of UDP policy S8, LS4 and E13 provides an emphasis on local employment and business that is considered directly compatible with the use and operation of the Stretford Delivery Office (DO) located at the termination of Lacy Street, and consistent with the provisions of the Core Strategy policy ST08 and W1, which recognise the need to focus economic activity and development within town centres to provide employment for local residents, identifying a specific need for employment land to be provided in these locations across the Borough. It is considered that the existing and essential employment generating land uses, including the Stretford DO, have not been adequately considered in terms of their current and future contribution to the economic viability and vitality of the Town Centre, particularly in relation to consistency with the adopted Core Strategy policies.
- The Topic Paper also notes that the Town Centre development sites selected are those within the Masterplan area that are either within the Council’s ownership, vacant land or buildings, or sites of strategic importance. In respect of the Lacy Street/Newtown Street Car Park development site this is factually incorrect, given a reasonable proportion of the site is in the freehold ownership of the RMG (and Atlas Heating and Bathroom), and therefore at the current time not available for the suggested strategic redevelopment of the identified masterplan area.
- The Topic Paper also determines that the preferred masterplan option includes the replacement of the subways between Newton Street Car Park/Stretford Mall and Stretford Public Hall/Stretford Mall replacing them with surface level pedestrian crossing points. This junction is critical to the effective and efficient operation of RMG’s delivery and collection service and any alterations to the traffic signalling and sequencing at this junction is likely to have a detrimental impact on the movements of the delivery and collection fleet. It is respectfully requested that RMG are kept informed of progress in respect of the surface level crossing points so that they can be engaged in the process of the signalling and sequencing of any changes to this critical junction. Royal Mail will continue to closely monitor progress of the Trafford Local Plan: Land Allocations document and request that we are kept informed of future stages of the Plan preparation. We would also be pleased to meet with and engage positively with the Council’s planning officers in respect of the future planning and implementation of the Lacy Street/Newtown Street Car Park development site.

What gender are you:

-



# Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

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 **PLEASE SUBMIT ELECTRONICALLY IF POSSIBLE TO:**  
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## Additional Comment Sheet

Please complete a separate comment sheet for each paragraph, policy, map or table you wish to comment on. You need only complete one copy of your full contact details if you are submitting all your comments at the same time, but please put your name on each additional sheet and indicate the total number of comment sheets being submitted on the contact details form.

What are you commenting on?			
Please indicate the document <b>and</b> the specific paragraph number, policy, map or table you are commenting on.			
Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft	<b>X</b>	Page number	<b>54 &amp; 55</b>
SA Report		Paragraph number	<b>13.28 &amp; 13.29</b>
SA Appendices		Policy number	<b>EM3.4</b>
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
SA Scoping Report			
Topic Paper (please specify)			
HRA Scoping Report			
SHLAA (2013)			
Conservation Area Appraisal (please specify)			
Other document, (please specify)			

Do you support, oppose or have general comments about this specific part of the document?				
Support	<b>X</b>	Object		General Comment
<p><b>Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.</b></p> <p><b>Background</b> Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although its management operates independently, Royal Mail is wholly owned by the Government through the Secretary of State for Business, Innovation and Skills. Its services are regulated by Ofcom. Its letters business, Royal Mail, is the operator of universal postal functions through the Royal Mail letterpost delivery and collections services, handling letters, postal packets and high value (registered) packets. Royal Mail Group also operates Parcelforce Worldwide, which is a parcels carrier. Post Office Limited (a “sister” company to Royal Mail) operates the national network of post offices and sub post offices.</p> <p>The United Kingdom letter post business has been fully liberalised since the Postal Services Act 2000 and Royal Mail now operates in a highly competitive market place. As such, it effectively operates like any other business and is continually seeking to find ways to improve the efficiency of its business (e.g. increased automation) and respond to the changes in communications technology (e.g. email and internet). Put simply, the nature of the mail industry has, and continues to change and Royal Mail’s real estate needs to respond accordingly.</p> <p>Royal Mail is keen to be involved in the development plan preparation process and to review land use and</p>				

## Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

development proposals where they might affect their property and land interests or where they may have an impact upon service delivery. Royal Mail has a statutory duty to provide efficient mail sorting and delivery for Trafford Council's administrative area. Royal Mail's collection and delivery service for Altrincham is provided from the following property; Altrincham Delivery Office, Welman Way, Altrincham, WA15 8AA

### ***Representation***

We have reviewed the Trafford Local Plan: Land Allocations (and associated evidence base documents) that are currently on consultation and have the following comments to make.

### **Policy EM3.4 - Altrincham Business Park, Moss Lane, Altrincham**

The Royal Mail supports the objectives of this policy given the location of the Delivery Office is located within a Local Employment Area. It is considered that this employment related policy allocation safeguards Royal Mail's operations so that they will not be prejudiced and can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000. It is also important to note that locating Delivery Offices within employment areas, and/or surrounding them with other employment uses, addresses wider amenity considerations given that the majority of employment generating uses in such areas are insensitive to the Royal Mail's hours of operation and noise impact.

**Name: Andrew Teage, DTZ (on behalf of the Royal Mail Group)**

Please continue on a separate sheet if required

Thank you for taking the time to fill in our Land Allocations Plan comments form; your comments are very much appreciated.

# Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

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Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft	<b>X</b>	Page number	<b>68</b>
SA Report		Paragraph number	<b>17.3, 17.8</b>
SA Appendices		Policy number	<b>URM1.1</b>
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
SA Scoping Report			
Topic Paper (please specify)			
HRA Scoping Report			
SHLAA (2013)			
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## Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

### **Representation**

The Victoria Parade (including Units 2-10 Higher Road) development site is located directly adjacent to the RMG's Urmston Delivery Office.

The policy wording and supporting explanatory text does not reflect the impact that non-employment or sensitive uses can have on an existing neighbouring employment use. Essentially, the introduction of residential development in close proximity to a Royal Mail Delivery Office may result in noise complaints from new residents and sanctions being imposed on the Delivery Office. Accordingly, it is suggested that an additional criterion should be added to the policy, or included within the explanatory text, to state that:

*“Non-employment uses will only be allowed where it is demonstrated that these are compatible with existing retained employment sites in the vicinity of the new development. Residential development proposals will be resisted where these may be incompatible with existing employment uses, particularly in relation to their sensitivity to noise.”*

This will ensure that Royal Mail's operations will not be prejudiced and they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.

Royal Mail will continue to closely monitor progress of the Trafford Local Plan: Land Allocations document and request that we are kept informed of future stages of the Plan preparation. We would also be pleased to meet with and engage positively with the Council's planning officers in respect of the future planning and implementation of the Victoria Parade including Units 2-10 Higher Road development site.

**Name: Andrew Teage, DTZ (on behalf of the Royal Mail Group)**


Please continue on a separate sheet if required

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**Trafford Local Plan: Land Allocations Consultation Draft  
Comment Form – February to March 2014**

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Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft	X	Page number	66
SA Report		Paragraph number	16.21, 16.24, 16.25, 16.27
SA Appendices		Policy number	STR2.1
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
SA Scoping Report			
Topic Paper (please specify)			
HRA Scoping Report			
SHLAA (2013)			
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Support		Object	X	General Comment

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**Background**

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## Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

Royal Mail owns the freehold of the following property within identified Site 5 Lacy Street/Newton Street boundary; Stretford Delivery Office, 1A Lacy Street, Manchester, M32 8AA

DTZ on behalf of the RMG submitted representations in relation to the draft Stretford Town Centre Masterplan given that the above Royal Mail property was located within a development site identified as Site 5. The grounds of the previous representation are included for reference and for the RMG to reinforce the significance of their previous representation that stands today as it did then, specifically, the necessity to protect the above Royal Mail site from development that may adversely affect mail services provided from it:

*"It should be noted that the Stretford Delivery Office is fully operational and Royal Mail currently have no plans to close or relocate it. Should the site come forward as a redevelopment site, then it is essential that as the site is operational, the supporting text to the inclusion of this site within the Masterplan explicitly states that the re-provision / relocation of Royal Mail's operation will be required prior to the redevelopment. This will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.*

*Furthermore, in order for Royal Mail's site to be brought forward for redevelopment, relocation will need to be viable for and commercially attractive to Royal Mail. There will also need to be a commercial attractiveness that would incentivise the business to relocate the operations.*

*This approach accords with adopted Government guidance set out in the National Planning Policy Statement (NPPF) (March 2012) which advises that local planning authorities should help achieve economic growth by planning proactively to meet the development needs of business and support an economy fit for the 21st century. The NPPF also advises that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. Furthermore, should Royal Mail remain in situ and any land surrounding Royal Mail's site be redeveloped, it would be vital that any new uses be designed and managed so that they are both cognisant of and sensitive to Royal Mail's operations. Should sites adjacent to the Royal Mail Delivery Offices come forward as residential or hotel development sites, they must be designed to attenuate the noise impact of Royal Mail's operations, which include working outside normal working hours. For example, this may require triple glazing and the careful positioning of windows in new development. In addition, it may be necessary to manage potential adverse impact through appropriate planning conditions.*

*These measures will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.*

*I have tried to contact the relevant officer within Trafford Council to discuss the proposals in greater detail but have unfortunately been unable to speak to the relevant officer at this point in time. As such, following our subsequent discussions with you in relation to this matter we reserve the right to object to the identification of the site for mixed use redevelopment" (DTZ, 18th September 2013).*

### **Representation**

It is recognised that Trafford Council has taken into account RMG's position as set out in DTZ's letter of objection dated 18th September 2013 and reflected it within the final Stretford Town Centre Masterplan (January 2014) report (page 32), stating that "If the Atlas Heating and Bathroom building and Post Office sorting depot are also brought forward as part of the development site then the viable and commercially attractive re-provision / relocation of these operations will be required prior to the redevelopment. If these units are to remain in situ and the car park site is redeveloped in isolation any new uses should be designed and managed so that they are both cognisant of and sensitive to adjacent operations. Subject to securing necessary agreements in relation to third party land there is an opportunity to create a landmark building that also opens up access to the Bridgewater Canal."

Whilst this is welcomed, it is considered that the implications of replacing the subways have not been considered

## Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

comprehensively in terms of the impact on vehicular movement. This consideration is made in the context that the A56 / Edge Lane Junction is critical to the effective and efficient operation of RMG's delivery and collection service, and any alterations to the traffic signalling and sequencing at this junction is likely to have a detrimental impact on the vehicular movements of the delivery and collection fleet.

It is respectfully requested that RMG are kept informed of progress in respect of the surface level crossing points so that they can be engaged in the process of the signalling and sequencing of any changes to this critical junction that will continue to allow them to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.

Royal Mail will continue to closely monitor progress of the Trafford Local Plan: Land Allocations document and request that we are kept informed of future stages of the Plan preparation. We would also be pleased to meet with and engage positively with the Council's planning officers in respect of the future planning and implementation of the Lacy Street/Newtown Street Car Park development site.

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Trafford Local Plan: Land Allocations – Consultation Draft		Page number	<b>30</b>
SA Report		Paragraph number	<b>17.1</b>
SA Appendices		Policy number	
SA Options Report	<b>X</b>	Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
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Whilst this is welcomed, it is felt that this statement has not been adequately addressed within the SA Options Report, specifically in respect of considering the plan making obligation to arrive at the most appropriate strategy

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<b>Document</b>		<b>Section</b>	
Trafford Local Plan: Land Allocations – Consultation Draft		Page number	<b>76 &amp; 77</b>
SA Report	<b>X</b>	Paragraph number	
SA Appendices		Policy number	
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
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Other document, (please specify)			

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<b>Support</b>		<b>Object</b>	<b>X</b>	<b>General Comment</b>
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Stretford Delivery Office, 1A Lacy Street, Manchester, M32 8AA

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Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft	<b>X</b>	Page number	<b>65 &amp; 66</b>
SA Report		Paragraph number	<b>16.9 &amp; 16.17</b>
SA Appendices		Policy number	<b>STR1.6</b>
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
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Support		Object	X	General Comment
<p><b>Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.</b></p> <p><b>Summary</b> The following text from the final Stretford Town Centre Masterplan (January 2014) report (page 32) should be translated and included within paragraph 16.17 (page 66) of the Trafford Local Plan: Land Allocations Consultation Draft that supports policy STR1.6:</p> <p><i>“If the Atlas Heating and Bathroom building and Post Office sorting depot are also brought forward as part of the development site then the viable and commercially attractive re-provision / relocation of these operations will be required prior to the redevelopment. If these units are to remain in situ and the car park site is redeveloped in isolation any new uses should be designed and managed so that they are both cognisant of and sensitive to adjacent operations. Subject to securing necessary agreements in relation to third party land there is an opportunity to create a landmark building that also opens up access to the Bridgewater Canal.”</i></p> <p><b>Background</b> Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although</p>				

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## Trafford Local Plan: Land Allocations Consultation Draft Comment Form – February to March 2014

### **Representation**

It is recognised that Trafford Council has taken into account RMG's position as set out in DTZ's letter of objection dated 18th September 2013 and reflected it within the final Stretford Town Centre Masterplan (January 2014) report (page 32), stating that "If the Atlas Heating and Bathroom building and Post Office sorting depot are also brought forward as part of the development site then the viable and commercially attractive re-provision / relocation of these operations will be required prior to the redevelopment. If these units are to remain in situ and the car park site is redeveloped in isolation any new uses should be designed and managed so that they are both cognisant of and sensitive to adjacent operations. Subject to securing necessary agreements in relation to third party land there is an opportunity to create a landmark building that also opens up access to the Bridgewater Canal."

Whilst this is welcomed, it is felt that this statement has not been adequately translated from Topic Paper 14 into the policy wording (paragraph 16.9) and/or accompanying explanatory text (paragraph 16.17) for the Trafford Local Plan: Land Allocations Consultation Draft policy STR1.6. In order to protect the RMG's interests as operator of universal postal functions through the Royal Mail letterpost delivery and collections services thereby allowing the RMG to comply with its statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000, this situation must be rectified in the final Local Plan Land Allocations document, specifically within the explanatory text that supports policy STR1.6.

This will assist the Council in its adoption process in terms of being able demonstrate it has comprehensively reflected its evidence base ('justified' test), and has fully considered the delivery and delivery partner implications of its land use allocations and policy intentions ('effective' test).

It will also provide a greater degree of transparency and clarity for future investors who are considering locating within and/or redeveloping parts of the town centre. It will also provide clarity for RMG (and other existing third party businesses) and their employees and customers regarding the long term future of the DO and the jobs and services it provides to the local community.

Royal Mail will continue to closely monitor progress of the Trafford Local Plan: Land Allocations document and request that we are kept informed of future stages of the Plan preparation. We would also be pleased to meet with and engage positively with the Council's planning officers in respect of the future planning and implementation of the Lacy Street/Newtown Street Car Park development site.

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Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft		Page number	<b>143-148</b>
SA Report		Paragraph number	<b>123.0-127.0</b>
SA Appendices		Policy number	
SA Options Report		Table/Figure reference	
SA Flood Risk Sequential Test		Other (including omissions and suggestions for proposed amendments)	
SA Scoping Report	<b>Topic Paper 14</b>		
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Whilst this is welcomed, it is felt that this statement has not been adequately translated into the Topic Paper and that this wording should be properly reflected within an updated Paper, as well as being included/reflected within the policy wording (paragraph 16.9) and/or accompanying explanatory text (paragraph 16.17) for the Trafford Local Plan: Land Allocations Consultation Draft policy STR1.6.

In respect of other issues raised within the Topic Paper, DTZ would also comment as follows:

- The current adopted policy position inclusive of UDP policy S8, LS4 and E13 provides an emphasis on local employment and business that is considered directly compatible with the use and operation of the Stretford Delivery Office (DO) located at the termination of Lacy Street, and consistent with the provisions of the Core Strategy policy ST08 and W1, which recognise the need to focus economic activity and development within town centres to provide employment for local residents, identifying a specific need for employment land to be provided in these locations across the Borough. It is considered that the existing and essential employment generating land uses, including the Stretford DO, have not been adequately considered in terms of their current and future contribution to the economic viability and vitality of the Town Centre, particularly in relation to consistency with the adopted Core Strategy policies.
- The Topic Paper also notes that the Town Centre development sites selected are those within the Masterplan area that are either within the Council’s ownership, vacant land or buildings, or sites of strategic importance. In respect of the Lacy Street/Newtown Street Car Park development site this is factually incorrect, given a reasonable proportion of the site is in the freehold ownership of the RMG (and Atlas Heating and Bathroom), and therefore at the current time not available for the suggested strategic redevelopment of the identified masterplan area.
- The Topic Paper also determines that the preferred masterplan option includes the replacement of the subways between Newton Street Car Park/Stretford Mall and Stretford Public Hall/Stretford Mall replacing them with surface level pedestrian crossing points. This junction is critical to the effective and efficient operation of RMG’s delivery and collection service and any alterations to the traffic signalling and sequencing at this junction is likely to have a detrimental impact on the movements of the delivery and collection fleet. It is respectfully requested that RMG are kept informed of progress in respect of the surface level crossing points so that they can be engaged in the process of the signalling and sequencing of any changes to this critical junction.

Royal Mail will continue to closely monitor progress of the Trafford Local Plan: Land Allocations document and request that we are kept informed of future stages of the Plan preparation. We would also be pleased to meet with and engage positively with the Council’s planning officers in respect of the future planning and implementation of the Lacy Street/Newtown Street Car Park development site.

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