

Residential development at the former Trafford Magistrates Court – FAQs

We very much regret that due to the circumstances surrounding the Covid-19 global pandemic, a face-to-face public consultation event cannot go ahead. To assist your understanding of the proposed development and hopefully answer any questions you may have, we have prepared a set of FAQs below.

Question	Response
What is the size of the site?	1.38 hectares
What has the site been used for historically?	The site was previously occupied by the Trafford Magistrates Court which was closed in 2016 and demolished in 2018.
What is proposed at the site?	<p>The proposed site masterplan comprises:</p> <ul style="list-style-type: none"> • 48 townhouses and 38 apartments in a range of types and sizes • A new vehicular access to the site from York Road to the west. • A 'Pocket Park' between the apartment blocks to serve as a green space for the new residents as well as the local community and to encourage linkages to Sale Town Centre.
Why develop this site?	The closure and demolition of the court building has provided a unique opportunity to redevelop this vacant site to create a high-quality residential development, which is well-integrated with and responds sensitively to its surroundings. The proposals will also provide a range of new homes to meet local needs including the provision of affordable housing and will support the regeneration of Sale Town Centre.
What types of properties are proposed and how many?	<p>A mix of dwelling types and sizes will be provided including 48 townhouses and 38 apartments.</p> <p>Three different townhouse types are proposed as follows:</p>

	<ul style="list-style-type: none"> • House Type 1 – 12no. 3-bedroom townhouses with integral garage located on Brighton Grove and York Road; • House Type 2 – 16no. 4-bedroom townhouses with integral garage located either side of the proposed central new street; • House Type 3 – 20no. 4-bedroom townhouses located on Ashton Lane. <p>Apartment Building 1 is a 3-storey building located at the intersection of the A56 and Ashton Lane. The building comprises 13 apartments including:</p> <ul style="list-style-type: none"> • 6x 1-bed apartments; and, • 7x 2-bed apartments. <p>Apartment Building 2 is a 4-storey building located at the intersection of the A56 and Brighton Grove. The building comprises 25 apartments including:</p> <ul style="list-style-type: none"> • 12x 1-bed apartments; and, • 13x 3-bed apartments.
<p>Do we really need these homes?</p>	<p>Housing supply in the UK is struggling to keep up with demand. For decades, there have not been enough homes to meet the needs of our growing and ageing population. Affordability has plummeted and first time buyers are at record lows. It is therefore crucial that new homes are built to make buying home a realistic and affordable proposition for more people. Trafford Borough does not currently have enough housing land to meet its projected need and it is therefore vital to maximise the use of suitable sites in accessible locations to help meet this need.</p>
<p>What is being provided in terms of affordable housing?</p>	<p>A level of affordable housing will be provided that is compliant with the Council's affordable housing policy (25%)</p>

<p>What is being provided in terms of public open space?</p>	<p>A 'Pocket Park' between the apartment blocks will serve as a green space for the new residents as well as the local community and will include grassed areas, new trees, and seating.</p> <p>There are also areas of green space north and south of the apartment buildings.</p>
<p>Environment</p>	
<p>What will happen to the trees and hedgerows?</p>	<p>A tree survey has been undertaken in accordance with industry best practice guidance (BS5837:2012) to identify the quality and value of existing trees present on site. There will be a requirement to remove some trees to facilitate the development but these trees will be replaced on site where possible.</p>
<p>What about ecology / wildlife?</p>	<p>The site is currently of low ecological value, comprising mainly hardstanding, with small pockets of amenity grassland. The proposals will increase the ecological value of the site, with the inclusion of a 'Pocket Park' offering greenspace for people and wildlife, as well as other biodiversity enhancements such as species-rich planting, bird and bat boxes and native tree planting.</p>
<p>What about noise and air quality?</p>	<p>An environmental noise survey has been carried out which identified that the main noise source affecting the site is road traffic along Cross Street. An appropriate sound insulation scheme for the new housing is being developed to control any noise impacts.</p> <p>The site is within an Air Quality Management Area. An Air Quality Assessment will be submitted with the planning application to assess the air quality impacts and set out mitigation measures if required.</p>
<p>Is the site within a Conservation Area or close to any listed buildings?</p>	<p>The site is not in a Conservation Area.</p> <p>The site is located close to the Grade II Listed Tatton Cinema and other non-designated heritage assets, including the circa 1879 Bulls Head public house located to the east. A</p>

	Heritage Assessment will be submitted with the application to consider any impact on these assets but the proposals have been developed to be sensitive towards surrounding heritage assets.
How will the development deal with flooding?	The site is located within Flood Zone 1 and therefore it is considered that there is a low risk of flooding to the site. A drainage strategy will be submitted with the planning application.
Traffic and Parking	
Where will the access be to the site?	A new vehicular access to the site is proposed from York Road to the west. Cars will be able to access the new housing development from York Road and partially from Brighton Grove. The existing pay & display bays on Brighton Grove will be removed and given over to residential on-street parking where possible.
What about the internal roads?	Internally, it is envisaged that the highway will consist of a mix of tarmac and shared surface/home zone type arrangement providing a traffic calmed environment to promote walking, cycling and street play.
How will the roads be impacted by the development?	The planning application will be supported by a Transport Assessment to assess the impact on the local highways network. It will also be supported by a Travel Plan to encourage the use of sustainable transport mode and reduce reliance on cars.
Transport Improvements	The proposals include improvements to the existing gyratory system to give priority to vehicles accessing York Road and make the highway more usable for what is a primarily residential area.
How much car parking is proposed?	Overall, 104 car parking spaces and 56 cycle parking space are proposed, broken down as follows: <ul style="list-style-type: none"> • 2 spaces per dwelling for the three and four bed houses (200% provision).

	<ul style="list-style-type: none"> • 1 space per two dwellings for the two bed apartments (50% provision) 2 cycle storage space. • 0 spaces for one bed apartments (0% provision) and 1 cycle storage space. <p>This equates to a total parking provision of 83% which is considered appropriate given the extremely accessible location of the site close to Sale town centre, the Metrolink and local and national government initiatives to encourage walking and cycling.</p>
<p>Economic</p>	
<p>What other benefits can new houses bring?</p>	<p>The new development would result in a number of economic benefits including job creation, economic investment, increased spending in the local economy, New Homes Bonus Payments and increased generation of Council Tax payments. The site also occupies a prominent position directly next to Sale Town Centre and new residents will increase footfall in the town centre and contribute to its economy.</p>
<p>Will there be local jobs provided?</p>	<p>We would seek to use local contractors and suppliers where possible. Residential developments also provide opportunities for young people through apprenticeships.</p>
<p>What about local schools, doctors? How will they cope?</p>	<p>The Applicant is discussing the impacts of the proposals on surrounding infrastructure with the Council and any financial contributions required to mitigate those impacts will be agreed once the planning application has been submitted.</p>
<p>Planning</p>	
<p>Have you already got planning permission?</p>	<p>No, we have not got planning permission at the site. We first need to get full planning permission before discharging any relevant conditions and starting development on site.</p> <p>We are undertaking a public consultation to allow local residents to have their say and the feedback received will be considered ahead of submitting a planning application. All comments received during the consultation are important, so please take the</p>

	opportunity to make your views known about the plans and help contribute to the development.
When will a planning application be submitted?	It is anticipated that a planning application will be submitted at the end of November once the comments from this consultation have been reviewed and considered by the project team.
When will the decision be issued?	The application will be subject to a 13- week determination period and its final decision will be made by Members of the Planning Committee.
What sort of disruption will the construction cause?	Construction activity can impact on local communities. However, developers are conscious of this and will work to ensure that the impact will be minimised, where possible, such as any nuisance to neighbours. Construction teams and employees are encouraged to be courteous and responsive to enquiries from neighbours. The route that construction vehicles will take to the site will be discussed with the local authority and routed to minimise disruption and inconvenience to local residents.
Public Consultation Process	
Why are you consulting?	We believe that consultation and engagement with the local community, prior to submitting a planning application is very important to ensure that new developments are delivered in the right way. Whilst our plans are still progressing and evolving, this provides the ideal opportunity for local people to share their views of the proposals and also have their questions answered.
Who has been consulted?	We have been undertaking pre-application discussions with the Council's planning officers. We have also notified ward councillors from Priory and Ashton Upon Mersey and the Executive Member for Housing and Regeneration.
How did you inform people?	We notified approximately 1,100 households and businesses closest to the site via a leaflet drop on Saturday 7 th November 2020. The leaflet provided some background to

	the site and the proposals as well as the details of how to view and comment on the proposals.
Why did I not receive a leaflet?	We delivered leaflets to as many people as possible within the vicinity of the site although it is possible that a number of attendees live in properties that were outside of our catchment area. We did agree the catchment area with the Council and Parish Council.
What happens to my comments?	All feedback received will be reviewed and we will look to incorporate your comments within the scheme as the detailed design progresses. All feedback will also be collated in a Statement of Community Involvement for submission to the Council alongside the planning application.
What happens next?	We intend to submit a planning application at the end of November. You will then have another opportunity to comment on the application at this time to the Council as part of their consultation process.