



PROPOSED EMPLOYMENT DEVELOPMENT

TRAFFORD BANK HOUSE, 32 BRINDLEY ROAD, OLD TRAFFORD, STRETFORD,
MANCHESTER, M16 9SD



Hourigan Planning is preparing a full planning application on behalf of CGG MLI (REIT) Propco 2 Limited in relation to an employment redevelopment scheme on land at Trafford Bank House, 32 Brindley Road, Old Trafford, Stretford, Manchester, M16 9SD.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to a full planning application being submitted. Comments received will be used to inform and refine the full planning application before it is submitted to Trafford Council.

When the planning application has been submitted, the Council will notify surrounding addresses as part of their own statutory consultation process. You will then have a further opportunity to submit formal comments on the proposals directly to the Council.

The Proposed Buildings – Front and Rear Elevation



Site Location

Site

THE DRAFT SCHEME

- Redevelopment of the site into 2 high-quality employment units to be used for general and or / light industrial or storage and distribution uses, with ancillary office space.
- The proposals would redevelop vacant existing employment land within City Park Business Village which would result in new jobs for Trafford.
- Vehicles will continue to use the existing access point off Brindley Road near to the Safestore storage unit.
- The new buildings have been positioned so that the main activities take place on the eastern side of the site, away from the residential flats in Metropolitan House. The layout has been designed to ensure there would be sufficient separation distances from existing neighbours in order to reduce the impact on amenity.
- The proposed buildings include significant elements of glazing and the external materials are a mix of colours to avoid blank and uninteresting elevations.
- Existing trees and hedgerows will be retained where possible around the perimeter of the site, and new additional planting will complement and soften the new buildings as well as delivering a net gain in biodiversity.
- The new buildings would incorporate sustainability features such as solar PV panels, green roofs, electric vehicle charging points, and secure cycle parking for staff and visitors.

HOW TO COMMENT

The consultation period will be open until 30 June 2025.

Further information is available to view on the Hourigan Planning website including scaled drawings and a Frequently Asked Questions Information Sheet - www.houriganplanning.com/consultations/

Please submit comments by post or email:

 hello@houriganplanning.com (using "Trafford Bank House" as the subject line).

 Trafford Bank House Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.

A decorative graphic at the bottom of the page consisting of a series of grey, stylized buildings of varying heights and shapes, resembling a city skyline.