

**TRAFFORD BANK HOUSE, 32 BRINDLEY ROAD, OLD TRAFFORD,
STRETFORD, MANCHESTER, M16 9SD
PUBLIC CONSULTATION - FREQUENTLY ASKED QUESTIONS**

1. What is the purpose of this consultation?

Hourigan Planning is preparing a full planning application on behalf of CGG MLI (REIT) Propco 2 Limited (the Applicant) for the redevelopment of an existing employment site at Trafford Bank House, 32 Brindley Road, Old Trafford, Stretford, Manchester, M16 9SD (hereafter referred to as the site).

The site location can be viewed on Google Maps at the following [link](#).

We are now undertaking a consultation exercise on the draft proposals to invite businesses, neighbours and local stakeholders to engage in the process prior to a formal 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 full planning application has been submitted, the Council will notify surrounding residents, businesses and other interested parties as part of their own statutory consultation process and therefore there will be a further opportunity to submit comments on the proposals directly to the Council.

2. Who are the Applicants?

The Applicant is CGG MLI (REIT) Propco 2 Limited, but if planning permission is granted, Chancerygate will be developing the scheme. Chancerygate is the UK's largest multi-unit industrial property development and asset management company, with extensive experience in the UK commercial property sector.

Further details about Chancerygate and the developments they have delivered and are in the pipeline across the UK (and Greater Manchester) can be found via the link below:

<https://www.chancerygate.com/developments/current-projects/>

3. What will be the description of development?

It is intended to bring the proposals forward as a full planning application and the description of development will be as follows:

"Proposed development comprising of Class B2, B8 and E (g) (iii) units, associated parking, landscaping and infrastructure."

4. What are the key components of the scheme?

The scheme comprises a total of 4,923 sqm of gross floor area floor space across 2 no. buildings. The Applicants require a flexible full planning permission that allows the units to be used for Class B2 or Class B8 and/or Class E (g) (iii) purposes, 24 hours a day and 7 days a week. The previous business which operated from the site before it was vacant had no restrictions on when it could be open, so the planning application will be seeking to continue that same unrestricted use.

The above use classes are defined in the Use Classes Order as follows:

- Class B2 - General Industry.
- Class B8 - Storage and Distribution.
- Class E (g) (iii) - any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).

CAR AND CYCLE PROVISION

A total of 48 no. car parking spaces would be provided, of which 4 no. would be dedicated accessible spaces and 4 no. spaces will be equipped with electric vehicle charging points. Cycle parking spaces will be provided within the scheme both externally (under a covered shelter) and within the buildings themselves to encourage cycling by both staff and visitors. Provision would also be provided for motorcycles.

ACCESS AND HIGHWAYS

The vehicular access strategy is to improve the existing access point on Brindley Road in the north east corner of the site to ensure it is suitable for large and small vehicles. All car parking for HGVs and cars has been positioned on the eastern side of the site and the door openings for the warehouses are to be provided on the eastern elevation, on the opposite side to the nearest residential homes at Metropolitan House. A Transport Statement will accompany the future planning application which will discuss highways matters and a Framework Travel Plan will also be submitted to show how people will be encouraged to use sustainable forms of transport. The site is positioned in an excellent part of Trafford with good transport links via key roads, bus routes and the Metrolink.

LAYOUT

The layout has been designed to ensure that the buildings, including the ancillary office space, can be adequately serviced whilst making the optimum use of the land available within the land available to the Applicant.

The buildings have been oriented so that the principal elevation is on the opposite side of the building to the flats at Metropolitan House. This would mean that the main activity faces an existing commercial use (i.e. the Safestore self-storage warehouse to the east), and thereby reduces the potential impact of activities, noise and other potential sources of disturbance on the nearby flats.

Currently, the existing planting is low grade in terms of its quality and where self-seeded trees have been unmanaged. As part of the proposals, the existing hedgerow next to Brindley Road would be retained, enhanced and new trees would be planted. New trees are proposed within the car parking area to break up the area of hardstanding, and a landscape buffer zone comprising an area of trees and other planting is proposed along the boundary at the back of the building closest to Metropolitan House, to soften the visual impact of the new buildings for those people whose windows overlook the site.

EXTERNAL APPEARANCE

The development would be a new employment-type building to replace a redundant and outdated building which is no longer fit for purpose. The new building would be constructed to a high level of specification and wholly fits in with the prevailing surrounding Business Park employment use. As the draft drawings show, the buildings would be clad in a typical warehouse material, (profiled wall cladding), but it is proposed that a mix of grey and green colours are used to create a more interesting visual appearance. This will be complemented by significant areas of glazing on the principle elevations (the front and rear and elevation next to Brindley Road) to avoid large blank walls in key viewpoints.

The proposed units would measure a total area of 4,923 sqm (split between unit 1 measuring 2,119 sqm and unit 2 measuring 2,804 sqm), and each unit would feature an internal mezzanine level for the ancillary offices.

SCALE & MASSING

The maximum height of the buildings is 13.25 m which is similar to other similar buildings in the surrounding area.

SURFACE WATER

The site lies within Flood Zone 1 meaning it has a low probability of flooding. A Flood Risk Assessment and Drainage Strategy will be submitted with a future planning application in support of the scheme to demonstrate the new buildings would not create any flood issues elsewhere.

TREES & PLANTING

As noted, the proposals provide opportunities for new tree planting and landscaping, all of which will be managed by a management company.

5. Why are you proposing this development?

Chancerygate specialise in delivering employment sites such as this and is very confident that there would be high demand in this area for the new buildings which would bring a vacant site back into use.

6. How have you come up with the design?

All development sites have their own site-specific constraints and opportunities, and it is, therefore, important to ensure that any new development takes these matters into account and results in a balanced approach in its design. A series of CGI's and elevational drawings have been uploaded to our website which illustrates the intended external appearance of the development. At this stage, it is proposed that the buildings would be clad in different shades of grey and green with elements of glazing throughout.

The design has been informed by the following:

- The orientation and location of the proposed units would make the most efficient use of the site.
- The scheme will provide for landscaped areas around the boundaries of the site which will help soften views of the site from the wider area.
- The buildings would be energy efficient and perform strongly against energy standards. The proposals will be targeting the BREEAM standard Excellent and will therefore incorporate modern technologies and

concepts to increase sustainability performance. Further information will be included in the planning application submission.

7. What about providing green space and biodiversity?

The proposals provide biodiversity enhancements on site as much as possible. The proposals would achieve at least a 10% Biodiversity Net Gain (BNG) and a fully detailed BNG assessment will be submitted with the forthcoming full planning application.

Other ecological enhancement measures will include (amongst other potential measures) nNative planting of linear features such as hedgerows and trees within the site to add additional commuting features.

The planning application will be accompanied by proposed landscaping and planting plans and ecology surveys and assessments.

8. How will you address highway safety and car parking?

Vehicles will continue to use the existing access point off Brindley Road near to the Safestore storage unit and the access will achieve the necessary minimum visibility plays so that there are no issues with highway safety.

The proposed scheme will provide sufficient parking to meet the predicted parking demand across the site based on vehicle trip rates derived from the TRICS database and based on experience on other Chancerygate schemes within both the Trafford area and across the UK.

9. Will there be any traffic impacts?

A Transport Assessment will accompany the planning application that will assess the impact of the development on the surrounding highway network including any junction capacity assessments however at this stage it is anticipated that the residual cumulative impacts on the road network will not be severe, that being the test contained with national planning policy.¹

10. Will there be any impacts on neighbour amenity?

The Applicant has sought to make sure the new buildings will not impact on surrounding neighbours, paying close attention to the residential flats at Metropolitan House. This is why the key elevation and the activities associated with the new buildings have been orientated away from Metropolitan House to minimise potential disturbance.

11. What about disturbance whilst the scheme is built?

A Construction Management Plan will be submitted with the planning application which will set out various measures to limit any disturbances caused by the construction phase. The Council can control how the scheme is delivered, if considered necessary, by way of a planning condition imposed on any planning permission granted. This for example could regulate delivery and construction vehicles if necessary.

12. What are the benefits of the scheme?

- The proposals would develop a previously developed site within an existing business park. Developing the site for the uses proposed would result in significant jobs and economic benefits for the area in addition to social value and environmental benefits.

¹ Paragraph 116 of the National Planning Policy Framework.

- The site is located in close proximity to the road, bus, and tram network, making it a highly sustainable site from an accessibility point of view.
- There will be at least a 10% Biodiversity Net Gain as part of the proposals.
- The scheme aims to be a market leading development in terms of its sustainability credentials. The buildings would incorporate a fabric first approach adhering to the most recent Building Regulations in terms of energy efficiency, and incorporate measures such as solar panels, electrical vehicle charging points, cycle parking and changing facilities.
- There are no technical reasons why the site cannot be developed in the manner proposed. The applicant has a track record of delivering similar developments in the north west and throughout the UK.
- This development will create significant jobs during the construction phase and once the scheme is operational. There will also be indirect jobs linked to supply chain spending and expenditure of workers.

13. When do you intend on submitting the planning application?

We plan to submit the planning application to the Council following this consultation exercise and once we have had an opportunity to consider all comments received. We expect to submit the planning application in July 2025.

14. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using "Trafford Bank House" as the email subject line.

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

Consultation Period Closes: 30 June 2025

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.