

ARE YOU CONCERNED ABOUT THE LACK OF CAR PARKING IN HALE?



Dear Resident

1) Proposed Brown Street Development by Novo-Brown (Street Planning Application reference number 95514/FUL/18) and **2) Cecil Road Small Car Park** – open to bids from developers.

We write to you regarding two proposed plans for residential developments in Hale which are currently under consideration by the Labour led Trafford Council. This letter is being circulated to all residents in the Ward in order to ensure that you are aware of the plans to further reduce the number of public car parking spaces in Hale.

We believe it is essential that Hale residents are adequately consulted - your Conservative Councillors do not support the current developments for two main reasons:-

- Firstly, these two developments in Hale appear to be being planned in isolation with no overarching view on the impact on the future appearance and character of Hale Village.
- Secondly, both plans would reduce public car parking which is already under pressure, and have a negative impact on local businesses. In turn, this could lead to problems with off-road parking and loss of visitors to the village.

This proposal is for the Brown Street Car Park to be sold and the land used for residential development with 10 three bedroomed houses and 12 apartments. Currently there are 80 public car park spaces in the Brown Street car park. It is said their loss will be partly offset by 66 car park spaces. The 10 proposed houses will each have space to park one car, but they will also be allocated 10 extra spaces from the 66 provided reducing the available number to 56 spaces. The apartments will have no parking but can obtain a permit to park in the carpark reducing the availability of public spaces by a further 12.

The sheer scale, 4 storey height and huge massing will totally overwhelm the existing housing and negatively impact the adjacent listed station and conservation area.

This proposal raises many planning issues; the the visual impact , the reduction of public car parking and even more traffic density in this area of Hale. It is for these reasons that your Hale Central Ward councillors are against this development.

The second proposed plan is to sell the small Cecil Road car park for development. At present no further details are available. However, residential building here would raise the same issues as already discussed in relation to Brown Street car park. You can read more about these two proposed plans at <http://publicaccess.trafford.gov.uk/online-applications/>

At the time of writing, further plans are now emerging for piecemeal developments further down Cecil Road. We accept the need for new housing but believe that a clear plan for the future of Hale is needed.

If you wish to express a view on the two developments discussed here, or any other related development issues, we encourage you to write as soon as possible to:-

The Head of Planning, Trafford Council: development.management@trafford.gov.uk

The Leader of Trafford Council, Andrew Weston: andrew.weston@trafford.gov.uk

There are some guidelines on the reverse of this letter regarding the Brown Street application.

Yours sincerely

Patricia, Denise & Alan

Cllrs Patricia Young Denise Haddad, & Alan Mitchell

PS – Please copy in Patricia Young on any correspondence – email as below or by post, 38 Acacia Avenue, Hale, WA15 8QY.

Hale Central Ward Conservative Councillors

Cllr **Patricia Young**

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Planning application 95514/ful/18 relating to Brown Street Hale

Points in any objection letter should include the following:

1. This application will reduce the number of pay and display car park spaces from 80 to 44 at Brown Street.
2. Also we understand the 22 space Cecil Road car park is to be sold by the Council for development
3. The combined proposals will lead to a loss of 58 public car parking spaces in Hale
4. Trafford Council indicated that there would be no loss of car parking on the re-development of the Brown Street car park
5. Any loss of car parking will result in considerable harm to the vitality and future growth of Hale village
6. The applicants say that Brown street car park is underused. This has only been the case since the Council introduced parking charges
7. The Brown street proposal is an application that affects the whole of Hale village and should be widely advertised and consulted upon
8. The proposed development represents a wholly inappropriate development adjacent to a Conservation Area and Listed building
9. What is proposed is both excessive in scale, massing and design. The four storey townhouses and four storey apartment block are not only excessive in terms of scale and massing. Their design also contradicts the existing housing stock in the immediate area.
10. We request that a comprehensive parking strategy of Hale village be undertaken before this application proceeds any further. Such a strategy to include future growth prospects of the village
11. This application should be withdrawn as it misleads the public by quoting 66 public car parking spaces will remain. Submitted planning documents reveal that this is not the case.
12. The view from Victoria road will be of a 4 storey brick wall
13. This will have a massive negative impact when viewed from the 5 listed buildings at hale train station.
14. The proposed 4 storey front elevation is straight on to the street when adjacent buildings are well set back and will appear hugely dominant on the street scene.
15. This proposal will have huge detrimental impact on the adjacent conservation are due to their design scale and massing.