



# HALE NEEDS YOUR HELP AGAIN! BROWN STREET CAR PARK - REVISED PLANNING APPLICATION



*Dear Resident*

Trafford Council have entered into partnership with Southway Housing Trust and Novo Property Solutions to develop Brown Street Car Park. The Council led Partnership have altered their application and the new proposal will considerably reduce the public pay and display car parking at Brown Street. Trafford also intend to sell the small 22 space car park on Cecil road. Further Hale car parks have been identified for redevelopment as part of the Councils' fund raising strategy.

We are writing to you with a further update on these issues and an urgent request for your help once again as the Council's agents have submitted **a revised planning application** for the construction of 10 town houses, a block of 12 apartments and a 67 space car park on the site of the Brown Street car park which currently has 80 car park spaces available. Thank you to all those who sent in letters recently.

**Graham Brady, our Altrincham & Sale West Member of Parliament has commented that "Hale Village will only thrive with a proper supply of affordable parking; taking so many parking spaces way from Brown Street would be deeply damaging to local residents and businesses." He has already written to Trafford Council objecting to the flawed proposal and urging them to think again.** Your Hale Ward councillors fully agree with the stance taken by our MP but yet again need your help to write in and object.

In the new application there will be 10 car park spaces allocated to the 10 town houses allegedly allowing 57 spaces for the general public. **However, there will now be no parking provision made for the prospective owners of the apartments as "it has been confirmed that the proposed apartments will not be eligible to apply for parking permits and as such will be sold on the basis of no parking provision".**

Could you please support us again to oppose this plan on the following grounds:-

- Traffic
- Heritage
- Over Development and
- Loss of Amenity to Hale Residents

There is a huge amount of information available on this planning application No. 95514/FUL/18 on the Council Website. Whilst a new planning submission has been made, the date for final objections has not so all letters to the Council need to be sent as soon as possible - **there are some guidelines on the reverse of this page.**

**The Head of Planning, Trafford Council:** [development.management@trafford.gov.uk](mailto:development.management@trafford.gov.uk)

**The Leader of Trafford Council, Andrew Western:** [andrew.western@trafford.gov.uk](mailto:andrew.western@trafford.gov.uk)

*In addition to this, there is now a proposal from One Trafford to make several roads around Hale Village subject to 'residents only' car parking via paid for permits ignoring the many workers and shoppers who support Hale and its businesses – we will keep you informed of developments on this consultation.*

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

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# Suggestions for possible grounds for objection re: Planning application 95514/ful/18 relating to Brown Street, Hale

## a) Design Objections:-

### **Massive over development of the site resulting in poor design and drastic traffic calming measures to address road safety. (speed bumps on Brown Street)**

- The proposal comprises of ten four storey townhouses as well as 12 four apartments again reaching four storeys which are not only excessive in terms of scale and massing, but the design also contradicts the existing housing stock in the immediate area.
- The proposed plan represents a wholly inappropriate development adjacent to a Conservation Area and Listed buildings.
- The proposed plan will have a massive negative impact when viewed from the five listed buildings at Hale Train station.
- The view from Victoria Road will be of a 4-storey brick wall, which is unacceptable to the residents of the Victorian villas.
- The proposed four storey front elevation is straight on to the road.
- There is a significant loss of Disabled access to the Station,

## b) Loss of Car Parking:-

### **The Council say the car park is under used but fails to accept the car park was full until recently and before car parking fees were excessively increased, resulting in the closure of many nearby shops and businesses. Shoppers have moved away to more accessible shopping centres.**

- The Council say that car parking will be reduced from 80 to 57 but this is misleading. The 12 apartments will certainly require parking and the surrounding streets are already full to capacity.
- The combined proposals will lead to a loss of public car parking spaces in the Hale area.
- Trafford Council indicated that there would be no loss of car parking on this application. Any loss of car parking will result in considerable harm to the vitality and future growth of Hale village as well as creating further congestion in surrounding roads.
- Request a comprehensive social and economic growth strategy for Hale village before this application is considered. Such a strategy should include future growth prospects of the village which would include maintaining a library and the same free parking that other districts enjoy.
- 30 businesses and 304 houses have parking permits to park in Brown Street car park. The apartments above pizza express have no parking and were granted planning permission on the basis they could park in Brown street car park.

## c) Tendering and Consultation Issues:-

- The massive changes that have happened to the proposed designs after the original consultations, denying other developers the chance of coming forward with better designs.
- The lack of consultation and the lack publicity and the scant time to object cannot be considered good practice.
- Amenity. The development will have a huge impact on the living conditions of those living near the site. Residents will face a massive brick wall and car park a few meters from their living rooms.
- THERE ARE NO OBVIOUS BENEFITS WHICH OUTWEIGH THE HARM CAUSED.
- THE HOUSING PROPOSED OFFERS NO REAL CONTRIBUTION TO THE HOUSING REQUIREMENTS OF THE LOCALITY The “affordable housing” is shared ownership eligible for 100% ownership and resale at open market price.