



The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5000
Customer Services:
0303 444 5000

Email: cat@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 104811/FUL/21
Our Ref: APP/Q4245/W/22/3299133

Michelle Cody
Trafford Metropolitan Borough Council
Democratic Services Officer
P O Box 11, Town Hall
Talbot Road
Stretford
Manchester
M32 0YU

01 June 2022

Dear Michelle Cody,

Town and Country Planning Act 1990
Appeal by Acre Manchester Ltd
Site Address: City Point And 2 Hornby Road, 701 Chester Road, Stretford, ,
Manchester, , M32 ORW

The Planning Inspectorate determines the procedure under section 319A of the 1990 Planning Act (as amended) by applying the published criteria in Annex K of PINS' Procedural Guide – Planning appeals – England.

It is noted that the appellant seeks an Inquiry in this case. However, a previous appeal was successfully completed under the written representation procedure. The issues presented in this case are very similar, with a similar level of complexity, albeit it is noted that the emerging Area Action Plan is now also referred to. Nonetheless, in accordance with the Procedural Guide to Planning Appeals - England the issues can be clearly understood from the appeal documents and unlikely to require formal questioning of the evidence; a written representation procedure is therefore appropriate in this case.

I should advise that, whilst these views are based on the material and evidence currently before us, it remains open to the Secretary of State to review the appropriateness of the hearing/written representations procedure and invoke the provisions of section 319A of the Town and Country Planning Act 1990 (as amended).

A letter in identical terms has been sent to the appellant.

Yours sincerely,

Validation Officer A11
Validation Officer A11

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>