

Mrs M Barrett
45 Shirley Avenue
Pendlebury
Swinton
M27 4HX

10 May 2011

Dear Mrs Barrett

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on 15th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I can confirm that the wire fence that currently separates your property from the proposed development will be replaced by some sort of wall or fence. Our intention is to retain the boundary wall around the parameter of the hospital site but where there are gaps in this wall like between your property and the site an alternative boundary treatment will be used to ensure that your property is screened from the new development. In terms of the overgrowth that is getting out of control we will implement landscaping work with the intention of retaining trees and shrubs that are of value and screen the development and then replace any poor value growth with new planting schemes.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

B Blinston
59 Waverley Road
Pendlebury
Swinton
M27 4JB

10 May 2011

Dear Sir / Madam

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on the 2nd March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I believe your main concern with the development is regarding disruption during construction. I would like to assure you that both Taylor Wimpey and Barratt Homes have vast experience of constructing sites adjacent to existing residential areas and always endeavour to keep disruption minimal. Therefore throughout construction we will be using vibration monitors, noise monitors, and dust suppression measures and monitors to ensure that levels of dust, noise and vibration always remain within the approved guidelines.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Faithfully

Gareth Bancroft
Graduate Land Negotiator

Carole Tattersall
11 Ranelagh Road
Swinton
M27 4HG

10 May 2011

Dear Ms Tattersall

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response dated the 1st March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns about the increased number of cars using the surrounding road network. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

Regarding any reduction in Council Tax as a result of the proposed development this is something that is out of Taylor Wimpey and Barratt Homes control. However, I can assure you that every effort will be taken to ensure that any disturbance resulting from building work on the site will be kept to a minimum.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

J Costello
2 Pontefract Close
East Drive
Swinton
M27 4PT

10 May 2011

Dear Mrs Costello

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on the 1st March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns about being overlooked by properties on the development, particularly if any of the trees are removed. I would like to assure you however that we intend to implement some landscape works on the existing area of trees between your property and the existing development with the intention of improving this area and ensuring that screening from existing properties to the new development is retained and where possible improved.

You also raised concerns about an increased number of cars as a result of the development. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

smvd@talktalk.net

Dear Mrs Dali

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on 27th February to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I am pleased that you find our proposals satisfactory and have no objections to them. You stated a potential interest in a part exchange scheme and so I will pass your details on to our sales department and once things like sales prices and incentive schemes have been confirmed somebody will get in contact with you to discuss.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Jack Eckesoley
27 Ranelagh Road
Pendlebury
Swinton
M27 4HG

10 May 2011

Dear Mr Eckesoley

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I can confirm that our intention is to retain the wall surrounding the hospital at its present height. I would also like to reassure you that the properties that back on to the existing properties on Ranleigh Road will have a ten metre rear garden thus ensuring that when you take into account the rear garden of the properties on Ranleigh Road there will be at least a twenty metre stand off between the back of the existing properties and the back of the proposed new properties.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr & Mrs Edge
26 Hawthorne Drive
Pendlebury
Swinton
M27 4HR

11 May 2011

Dear Mr & Mrs Edge

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for responding to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In response to your concern that the proposal has too many dwellings and that they are too small, I would like to reassure you that we believe the proposed dwellings will provide good sized family accommodation based on our experience of selling similar properties across Manchester and the North-West. We will also be looking to sell the vast majority of the proposed dwellings with just ten percent being rented on affordable terms in line with local planning policy. The proposed development will be desirable and a place where people will want to live and contribute to the existing community and so we do not envisage that there will be problems associated with a regular population turnover.

You also raised concerns about the increased number of cars using the surrounding road network. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Gary Richardson
53 Beverley Road
Swinton
M27 4HZ

10 May 2011

Dear Mr Richardson

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on 1st March 2011. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In response to your concern regarding the brick wall between your property and the proposed development I can confirm that our intentions are to retain the wall in its present condition.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

mike54manchesterroad@ntlworld.com

Dear Mr and Mrs Hall

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on 6th March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I appreciate that the plan that you received is not the easiest to understand and so firstly apologies for that. To address your concerns regarding the mews properties facing Manchester Road in the South-East corner of the development I believe that the justification for this arrangement was because we felt that a row of mews quite close to Manchester Road gave a strong frontage to the development and we also felt that it was safer and more appropriate for the parking for these properties to be provided at the rear as opposed to onto Manchester Road. However, your suggestion that fewer more substantial properties set back from the road is a more appropriate representation of the surrounding area is certainly something we will take into account and consider. Finally, to address your second concern, I can confirm that the trees to the left of the existing entrance will be retained in order to screen the development from the road.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mrs Haslam
45 Ranelagh Road
Swinton
M27 4HG

10 May 2011

Dear Mrs Haslam

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for responding to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I can confirm that the proposed new properties that back on to Ranleigh Road will be only two storeys in height. In terms of the brick boundary wall that separates the back of your property and the proposed development, this will be retained and it will be made safe therefore if pointing is required I can assure you it will be carried out.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr G. Hope
1 Ranelagh Road
Pendlebury
Swinton
M27 4GH

10 May 2011

Dear Mr Hope

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on the 9th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns about the increased number of cars using the surrounding road network and in particular along Ranelagh Road. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mrs Lawrence
3 Sherwood Drive
Pendlebury
Swinton
M27 4FZ

10 May 2011

Dear Mrs Lawrence

Re: Community Consultation – Former Pendlebury Children’s Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children’s Hospital site which we received on the 8th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I am sorry that you feel that the hospital facility closing down is a significant loss for Salford, in particular the loss of the baby unit from the site. However, the NHS has taken the decision that they have outgrown this site and therefore they will look to relocate the facilities to other more appropriate NHS sites in the area. With the NHS having taken the decision to sell the site we feel that we are able to regenerate the site into a high quality residential development that is a significant improvement to leaving the site derelict.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Graham & Hilary Miller
7 Wilton Avenue
Swinton
M27 4JT

10 May 2011

Dear Mr and Mrs Miller

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for responding to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

To address your main concern regarding the wall which runs alongside the current service road, I can confirm that this wall is going to be retained and that the responsibility for the upkeep of the wall will be passed to the residents of the new properties for the part of the wall that forms the boundary of their rear garden.

Secondly, in your response you raised concerns about the increase in traffic along the A6 at busy times. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr and Mrs K Morris
60 Manchester Road
Pendlebury
Swinton
M27 5ET

10 May 2011

Dear Mr and Mrs K Morris

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response received on the 1st March to our Community Consultation regarding the former Pendlebury Children's Hospital site and I am pleased that you find our proposals acceptable. In terms of the timescales of the development we hope to begin on site this summer, 2011, and we expect to be on the site for around four years.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr & Mrs Osman
9 Kingsway
Pendlebury
Swinton
M27 4JU

10 May 2011

Dear Mr & Mrs Osman

Re: Community Consultation – Former Pendlebury Children’s Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children’s Hospital site which we received on the 9th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns about the increased number of cars using the surrounding road network. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

Regarding your concern about the houses being left derelict in the current economic climate we are confident that this will not be the case. We have a number of sites in Manchester and across the North-West and we are selling houses on these sites at a reasonable rate and given the location of this site we certainly do not envisage having any difficulty in selling here.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

dave.pennington@sky.com

Dear Mr Pennington

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on 1st March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I believe you have a number of concerns with the proposed development which I will endeavour to address;

Firstly, your concerns regarding the storey height of the properties backing on to your garden, I can confirm that as the proposal stands at the moment that four of those properties will be two storey in height and that two will be two and a half storeys in height, which is basically an additional storey instead of an attic making the house only marginally taller than a two storey house. There is also a ten metre garden to the rear of these properties to the boundary wall at the rear of your garden ensuring there is a reasonable stand off and sunlight will not be blocked out.

In terms of the construction of the houses there will be some piling foundations on this site but we will be utilising vibration monitors to ensure that at all times we remain within approved guidelines.

The plans do cover the whole site up to your boundary wall with the wall forming the back fence of the new properties rear garden. Responsibility for the existing trees and the boundary wall will be passed to the occupiers of the new dwellings as they will be in their garden but protected trees will remain protected and the residents will not have the right to pull them down.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

J Quinn
15 Kingsway
Pendlebury
Swinton
M27 4JU

10 May 2011

Dear Sir / Madam

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on the 7th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you stated that the original plan that you were sent was too small to understand. Whilst you have a valid point that a large plan on the site for people to view would be beneficial, unfortunately this is not possible at this stage because at present the site is still under NHS control and the public do not have access and secondly we envisage that the proposal is likely to change in light of peoples comments and further developments. Therefore please find enclosed a larger copy of the plan which I hope you find sufficient.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Faithfully

Gareth Bancroft
Graduate Land Negotiator

Sheran511@tiscali.co.uk

Dear Mr & Mrs Reid

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on 1st March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In response to your concern regarding the parameter wall between your property and the proposed development I can confirm that our intentions are to retain the wall in its present condition. The responsibility for the upkeep of the wall will be passed to the respective occupiers of the new properties for the length of wall that forms the rear parameter of their garden. The distance of the properties that back onto this wall varies but most will be at least 10 metres from the wall giving the new residents a good sized back garden and ensuring a decent stand-off between the existing properties and the new properties.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Phyllis Roberts
44 Shirley Avenue
Pendlebury
Swinton
M27 4HX

10 May 2011

Dear Mrs Roberts

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children's Hospital site which we received on the 7th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I can confirm that the wire fence that currently separates your property from the proposed development will be replaced by some sort of wall or fence. Our intention is to retain the boundary wall around the parameter of the hospital site but where there are gaps in this wall like between your property and the site an alternative boundary treatment will be used to ensure that your property is screened from the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

dexterrobinson@live.com

Dear Mr Robinson

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for responding to our Community Consultation in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I am pleased that you feel that the redevelopment of this site is a significant improvement on the derelict site as it stands at the moment. The selling prices and any incentive schemes such as shared ownership have not been confirmed for this site yet but we will be offering an element of affordable housing on the site so you may find that a new home on the site is more affordable than you might expect so please feel free to get make an enquiry with our sales team on site in the future.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

deborahrowland@live.co.uk

Dear Mrs Rowland

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on 9th March to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I am pleased that you find our proposals acceptable and we too are excited about the prospect of the new development on this site. We feel that it is an excellent investment in the area and that the site has great potential. In terms of keeping you up to date we are expecting to hopefully begin on site in summer this year, 2011, and be on the site for around four years. If you have any queries throughout the course of the development please do not hesitate to get in touch.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Keith J. Smith
49 Danesway
Pendlebury
Manchester
M27 4JS

10 May 2011

Dear Mr Smith

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I am pleased that you find our proposals satisfactory and have no objections to them. We are confident that the development will blend in well with the local area and we are currently working hard on the elevation treatment of the proposed properties, taking inspiration from buildings in the area. You stated that your daughter may potentially be interested in purchasing a property on the development and so I will pass your details on to our sales department and once things like sales prices have been confirmed somebody will get in contact with you to discuss.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

G Stanley
2 Highbank Road
Pendlebury
Swinton
M27 4FY

10 May 2011

Dear Sir / Madam

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation Exercise regarding the former Pendlebury Children's Hospital site which we received on 1st March and I am very pleased that you find our proposals acceptable.

A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Faithfully

Gareth Bancroft
Graduate Land Negotiator

Christopher Taylor
35 Hospital Road
Swinton
Manchester
M27 4EY

10 May 2011

Dear Mr Taylor

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response on the 6th April to our Community Consultation regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns about the increased number of cars using the surrounding road network. In preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital, that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

Regarding the number of car parking spaces on the site, I would like to assure you that each detached house on the development is provided with a garage, either integral or detached, and at least one parking space. The parking courts that you see on the plan are only for the smaller mews properties and apartments which each benefit from at least one space each also.

I understand that during the demolition of the former hospital that a number of houses adjacent to the site were shaking due to the vibrations caused by the heavy machinery. I would like to assure you however that during the construction of the houses we will be utilising vibration monitors to ensure that at all times we remain within approved guidelines.

In terms of infrastructure and services for the new development all the relevant service providers will be consulted to ensure that amenities to existing properties are not adversely affected. For example, the police have been consulted and have reported that they are satisfied that the proposals fit with the criteria for 'designing out crime', and United Utilities will be liaised with to ensure that your water pressure is not adversely effected.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr Urey
21 Ranelagh Road
Pendlebury
Manchester
M27 4HG

11 May 2011

Dear Mr Urey

Re: Community Consultation – Former Pendlebury Children’s Hospital

Thank you very much for your response to our Community Consultation regarding the former Pendlebury Children’s Hospital site which we received on the 10th March. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I believe you raised concerns that no consideration has been given to providing housing for a growing elderly population in the area. We feel that there is significant demand for family housing in the area and also recognise that there is demand for an elderly population looking to downsize and therefore the mix of properties we are looking to provide reflect this. Unfortunately Taylor Wimpey do not currently build bungalows, and I believe Barratt Homes are the same, however we do provide flexible housing that we believe can cater for the elderly, such as ensuring stair lifts can be installed if necessary.

I am pleased that you found the larger layout useful, unfortunately however we are unable to provide further information at this time about the house types and materials etc which would give you more of an idea about how the final development might look because this is currently a work in progress. We are in discussions with the planners at Salford City Council and are undertaking our own research to ensure that our properties sit well within the local area.

Street scenes indicating how the final development will look will be submitted to Salford City Council as part of our planning application and they will be available for the public to view and make comments then.

With regards to the parameter wall surrounding the site it is our intention to retain this wall with the responsibility for its maintenance being handed over to the residents of the new properties for the respective part of the wall which forms the boundary to their rear garden.

Finally, I understand that you and some of the residents have attempted to gain access to the site in order to understand levels. At this time however the NHS still have control over the site and therefore it is not possible for us to arrange access for you. In any case the current levels on the site are going to change because as part of the redevelopment process the site is going to be levelled out slightly.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Frank Watson
69A Manchester Road
Swinton
M27 5FX

10 May 2011

Dear Mr Watson

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for your response to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

In your response you raised concerns regarding the number of car parking spaces on the site. I would like to assure you that each detached house on the development is provided with a garage, either integral or detached, and at least one parking space. The parking courts that you see on the plan are only for the smaller mews properties and apartments which each benefit from at least one space each.

We recognise the importance of Hospital Road to the local road network and in preparing our planning application an independent Transport Impact Assessment was undertaken in order to consider the implications of the proposed development. The study concluded that as a result of there being a residential development on this site as opposed to the former hospital that there would be only a marginal change in overall traffic flows in the area and that the junctions of Hospital Road with Bolton Road, and Hospital Road with Manchester Road, would both operate within their capacity at all times. In addition to this a Travel Plan will also be implemented as part of the new development which aims to promote the use of sustainable modes of transport, such as walking, cycling, and public transport, by the residents of the new development.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. I have also enclosed an A3 size plan which I hope you will find satisfactory. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator

Mr R Wilcox
62 Waverley Road
Pendlebury
Swinton
M27 4JA

10 May 2011

Dear Mr Wilcox

Re: Community Consultation – Former Pendlebury Children's Hospital

Thank you very much for responding to our Community Consultation Exercise in March regarding the former Pendlebury Children's Hospital site. As stated in the Consultation Leaflet we have endeavoured to evaluate your comments in order to inform the preparation of our forthcoming Reserved Matters Planning Application.

I believe that your property backs onto a row of four mews properties on the current proposed layout. This run of four mews is shown as having a two storey property on either end with two three storey properties in the middle. We have used this arrangement to add interest to the street scene and it is not intended that the three storey houses will tower over the two storey houses significantly. We also feel that by providing a ten metre back garden between these properties and the boundary wall that there is a significant stand-off between the new properties and your property to ensure that your access to sunlight and privacy will not be adversely affected. Having said that we will take your comments in to account as we look to develop our layout further and we appreciate that you would not have objections to two storey dwellings at the rear of your property.

I hope you have found this response useful and I would like to take this opportunity to thank you once again for taking part in this consultation exercise. A Reserved Matters Planning Application will shortly be submitted by Taylor Wimpey and Barratt Homes to Salford City Council and as part of the decision making process the Council will undertake further consultation with local residents regarding the development of this site.

Yours Sincerely

Gareth Bancroft
Graduate Land Negotiator