

Appendix 1 – Public consultation comments and responses

Summary

25 responses to the public consultation were received, 21 via the consultation web pages on the City Council website and 4 by email. The breakdown of respondents is as follows (some respondents classified themselves as being in more than one group):

- Two responses from landowners
- One response from a local business
- Five responses from people who work in the area
- Four responses from statutory bodies
- Six responses from local residents
- Six responses from people who regularly visit the area
- One response from a local interest group

The four responses received by email were from the Environment Agency, CBRE representing a landowner, Manchester and Salford Ramblers and the Medlock Primary School.

Nine respondents noted their overarching support for the framework and the principles upon which it is based, many also set out specific comments for review, which are categorised and captured below.

Consultation comments and responses

	Comment	Respondent(s)	Response
1	Transport and connectivity		
1.1	The NDF acknowledges that the Ardwick Green area is surrounded by very busy roads and issues relating to this were raised by a significant number of respondents who supported the aim to introduce measures that will improve pedestrian connections with Ardwick Green and	Three residents, two workers, two visitors to the area and one local interest	The NDF acknowledges that the A6 is a busy vehicular route with limited crossing points and there is an aspiration to improve the quality and frequency of these crossing points as part of the aspirations of the NDF.

	neighbouring areas of Brunswick via a crossing on the A6, to Mayfield via a crossing on the Mancunian Way and to the city centre via improvements to the junction at London Road and Downing Street.	group.	A safe and attractive route to Mayfield is initially proposed by improving the pedestrian route and crossing under the Mancunian Way at the London Road junction, which will be brought forward as part of the Mayfield development. As future phases of Mayfield are brought forward, there is an aspiration to connect Ardwick Green to Mayfield across the Mancunian Way subject to technical design and feasibility options being explored.
1.2	The issue about the extent of commuter parking in the area and the problems this creates for local people living, visiting and working in the neighbourhood was raised. There was support for the aspiration of the draft NDF to tackle commuter parking in the neighbourhood with one resident suggesting the introduction of a permit parking system to enable commercial and residential occupiers within Ardwick to utilise their area.	Two residents, one landowner.	The NDF recognises the issues that are presented in the area in relation to commuter car parking and the aspiration to control this within the area. Options for both traffic calming and controlling commuter parking are both being explored. The Framework helps MCC in understanding where developer contributions could be made to implement environmental improvements in the area and leverage the benefits of sustainable development.
1.3	The volume of traffic generally around the Ardwick Green area and issues relating to noise and air quality was raised, including a suggestion to reduce the speed of traffic on the A6 between Ardwick Green roundabout and Piccadilly Station, to consider interventions to reduce traffic volume to improve the area and its prospect of high quality development and to consider the provision of safer bus and taxi refuge and loading for driver, vehicle and passenger. One respondent	Two residents	The NDF aspires to improve road safety including routes for both cyclists and pedestrians. Future development proposals coming forward in the area will need to consider and respond to the aspirations of the NDF.

	proposed to ensure pedestrian safety for Apollo concert goers by limiting new development around Apollo theatre except for public realm improvements.		
1.4	Active travel initiatives proposed by the draft NDF were welcomed by several respondents. A visitor to the area (and a member of The Ramblers) proposed that the NDF support the creation of a range of walking routes to safely connect all parts of the city centre and adjoining areas. Also proposed were improvements to the pedestrian experience for people walking from Ardwick to Piccadilly Station. A number of respondents supported the proposal to develop good quality cycling infrastructure along the A6 and more widely around the area.	Three visitors, one worker	<p>As opportunities identified in the area are brought forward, there is an aspiration to ensure that they fully contribute to the ambitions of the NDF area. This includes the improvements to walking and cycling routes and crossing points over busy roads.</p> <p>Good quality cycling infrastructure is being promoted by the City Council as part of its City Centre Transport Strategy and Beelines Network, which are both referenced in the document as strategic opportunities to help this type of movement within the NDF area. Development opportunities are encouraged to address these strategic objectives of the city as they are brought forward.</p>
1.5	One resident proposed the provision of concise motor, pedestrian and cycle access beneath Mancunian Way and further suggested that the Mancunian Way should be reduced to 40 mph and made a designated urban clearway rather than a motorway.	One resident	
1.6	The Medlock Primary School welcomed any steps that enhance the area for the local community, especially steps that will reduce traffic and prioritise pedestrian access. Ardwick	Local primary school	

	Green is already a hub for our community. Making access easier, safer and more pleasurable will only draw more people to enjoy the benefits of this historic centre.		
2	Land use, heritage and the density of new development		
2.1	The proposal that the Dolphin Street area could become a hub of shops, bars, cafes, restaurants and leisure was welcomed. One respondent commented that the type of land use would fit well with the Apollo Theatre nearby.	One worker.	<p>Increasing footfall, activity and vibrancy in the area, in addition to better lighting, during more times of the day will help to improve passive surveillance and help to address some of the issues of anti-social behaviour in the area.</p> <p>The form and type of development coming forward will need to be agreed by way of consultation with the local community and the city council as Local Planning Authority, as well as any other relevant statutory consultees.</p>
2.2	Another commented that the architecture of new buildings needs to fit in with restored period buildings and went on to say that the building heights proposed by the NDF are about right, given the tall buildings proposed in neighbouring Mayfield, and the low-rise housing already present in the area and the neighbouring Brunswick area, all of which must be respected.	One worker	The NDF has provided a series of indicative heights related to the surrounding character of the area and immediate streets. Diversion away from the indicative heights will need to be rigorously tested in both design terms and financial viability in order to justify the specific approach to redevelopment or refurbishment.
2.3	One resident highlighted a lack of local facilities, specifically a medium size supermarket and sports facilities which they felt could have been addressed by the NDF but weren't. Another	One resident and one local interest group.	The NDF recognises that there is a deficit in terms of convenience retail in the area and this should be addressed as development opportunities come forward.

	respondent pointed out how challenging it can be for local retail outlets and that careful thought and consultation with local people will be required if larger retail development were to be considered in the Ardwick Green area.		
2.4	A respondent supported the aim of the NDF to improve and further develop the affordable and social housing offer in the area but suggested that lessons are learned from the experience in Brunswick and Grove Village where many homes have been purchased by landlords who charge large rents paid so that people can live close to the city centre.	Local interest group	The contribution to affordable housing references the City Council's planning policy. The Neighbourhood Development Framework must be brought forward in line with existing planning policies. Each development opportunity moving forward will need to provide a detailed financial viability appraisal in order to assess the opportunities for providing affordable housing on site.
2.5	The Medlock Primary School, whilst agreeing with the principles of the draft NDF, expressed grave concerns with the proposal to reinstate a built frontage to the south side of Ardwick Green South on land currently used as the school playground and land used by the school as a wild area.	Local primary school	The supportive comments from the Medlock Primary School are welcomed and noted. With regard to the building proposed on the existing school playground, this was an error in a plan that has now been addressed to confirm that there is no aspiration for development on this part of the site.
2.6	Plans to retain the heritage buildings in the area making them a strong key focal point was strongly supported.	Local worker	Harnessing heritage is one of the main ambitions of the NDF, which it is felt could develop the strong and distinctive character that is evident in the area. The use and reuse of existing high-quality industrial buildings is strongly supported by the NDF and the type of use within these buildings should be tested to understand the most appropriate type of activity in order to support the ambitions of the area.

3	Green and public spaces		
3.1	A key objective of the NDF, the protection of Ardwick Green Park as a local green space at the heart of the neighbourhood to provide community and health benefits, was welcomed and supported by six respondents.		The NDF is supportive of the enhancement of greenspaces within the area, which relates to both the park and also the surrounding streets and spaces, in order to create a better environment for all.
3.2	A local interest group expressed their support for retaining and enhancing green areas to develop Ardwick Green park into something more that local community will use.	Local interest group and the local primary school.	Aspirations to improve the park are set out in the NDF. There are clear opportunities to provide better play and public gym equipment and spaces within the park to support the local community.
3.3	A respondent who works in the area welcomed additional and improved green space for recreation and exercise.	One worker	
3.4	It was suggested that more seating and places for children to play in addition to provision in Ardwick Green would also improve the area greatly. A resident reported that groups of children play football in the park after school and suggested that a fenced basketball court would be a great addition allowing children and young adults to partake in sports like football and basketball, keeping active and increasing community spirit.	One resident and one visitor to the area	Whilst the NDF cannot be specific on the type or location of play equipment for children or young adults, the objectives of the NDF support improvements and better activities within the park to enhance the value of this existing greenspace.
4	General comments		
4.1	A resident responded that the draft NDF is comprehensive and excellent.		Comment noted.

4.2	Another resident reported that the document (at 49 pages) is not an easy or simple read and would recommend a much simpler, more illustrative guide be produced for wider consultation in this and any other NDFs proposed.	Resident	Whilst every attempt has been made to make the NDF document as accessible as possible, the language used to support key diagrams is necessary in order to allow the document to robustly support the positive development of the area over time.
4.3	A local worker felt the development of the area can't come soon enough and would welcome interventions from the council to speed it up	Local worker	Comment noted.
4.4	A landowner responded that the area is a forgotten oasis within the City Centre and it is important to sensitively develop the surrounding area without losing its charm.	Landowner	Comment noted.
4.5	Another landowner said they strongly agree with the current findings of the consultation and welcome the ongoing works the Council are engaged in.	Landowner	Comment noted.
4.6	A local resident reported anti-social behaviour associated with supported housing in the neighbourhood.	Resident	It is acknowledged that the safety and security of the area, including the ways in which to manage anti-social behaviour, needs to be addressed. Increased amounts of footfall, activity and vibrancy in the area, in addition to better lighting, during more times of the day will help to improve passive surveillance.