

**Manchester City Council  
Report for Resolution**

**Report to:** Executive – 28 July 2021

**Subject:** Ardwick Green - Neighbourhood Development Framework Extension

**Report of:** Interim Director of Housing and Residential Growth

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**Summary**

This report informs the Executive of the outcome of a public consultation exercise involving local residents, businesses and other stakeholders, relating to a Draft Extension to the Neighbourhood Development Framework (NDF) for the Ardwick Green area. The report seeks the Executive's approval of a final version of the Extension to the NDF, which has been adjusted to take account of the consultation undertaken. When approved in a final form the NDF Extension will act as a material consideration in the determination of subsequent planning applications that fall within its scope.

**Recommendations**

The Executive is recommended to:

1. Note the outcome of the public consultation on the draft Extension to the NDF for Ardwick Green and subsequent revisions to the NDF Extension that is appended to this report in final form;
  2. Subject to the views of the Executive, approve the Extension to the NDF for Ardwick Green, noting that it will then act as a material consideration for the Local Planning Authority when assessing future planning applications within the NDF and NDF Extension area;
  3. Request that the Interim Director of Housing and Residential Growth, working in conjunction with colleagues in other Directorates, undertakes the programme of work outlined in the next steps section (section 5) of this report to ascertain the best way of implementing the ambitions of the Extension to the Ardwick Green NDF.
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**Wards Affected:** Ardwick

**Environmental Impact Assessment** - the impact of the decisions proposed in this report on achieving the zero-carbon target for the city

The Extension to the Ardwick Green Neighbourhood Development Framework recognises that future development within the area will need to respond to the City Council's objective of achieving zero-carbon target and will be expected to move

towards this aspiration through the active utilisation and deployment of leading building technologies. The City Council will use its land interests in the area to help deliver this outcome.

<b>Manchester Strategy outcomes</b>	<b>Summary of the contribution to the strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The proposals contained within the Extension to the Ardwick Green Neighbourhood Development Framework (NDF) offer the potential to bring forward mixed - used development that will contribute to the creation of jobs within the area and provide a range of residential accommodation for the growing population of the city.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The Extension to the NDF for Ardwick Green seeks to protect and support existing businesses in the area and will provide additional commercial space to meet demand from existing and newly established businesses, thus creating and sustaining employment opportunities within this area of the city centre.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The proposals contained within the Extension to the NDF offer the potential to help deliver the Manchester Residential Growth Strategy and meet the growing demand for new homes in a range of tenures that are close to quality amenity space and within easy access of employment opportunities. The creation of additional commercial space will help create new and sustain existing employment opportunities.
A liveable and low carbon city: a destination of choice to live, visit, work	The NDF Extension reaffirms the Council's commitment to deliver zero carbon growth and sets out the intention of creating sustainable neighbourhoods with enhanced active travel routes and improved public realm and public open spaces.
A connected city: world class infrastructure and connectivity to drive growth	The NDF Extension will help guide and coordinate the future development of Ardwick Green and area on the edge of the city Centre. The existing challenges for pedestrian movement and connectivity around and beyond the NDF and Extension area could be addressed through the principles set out in the NDF.

**Full details are in the body of the report, along with any implications for**

- Equal Opportunities Policy
  - Risk Management
  - Legal Considerations
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## **Financial Consequences – Revenue**

There are no direct financial implications for the City Council arising from this report.

## **Financial Consequences – Capital**

There are no direct financial implications for the City Council arising from this report.

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### **Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

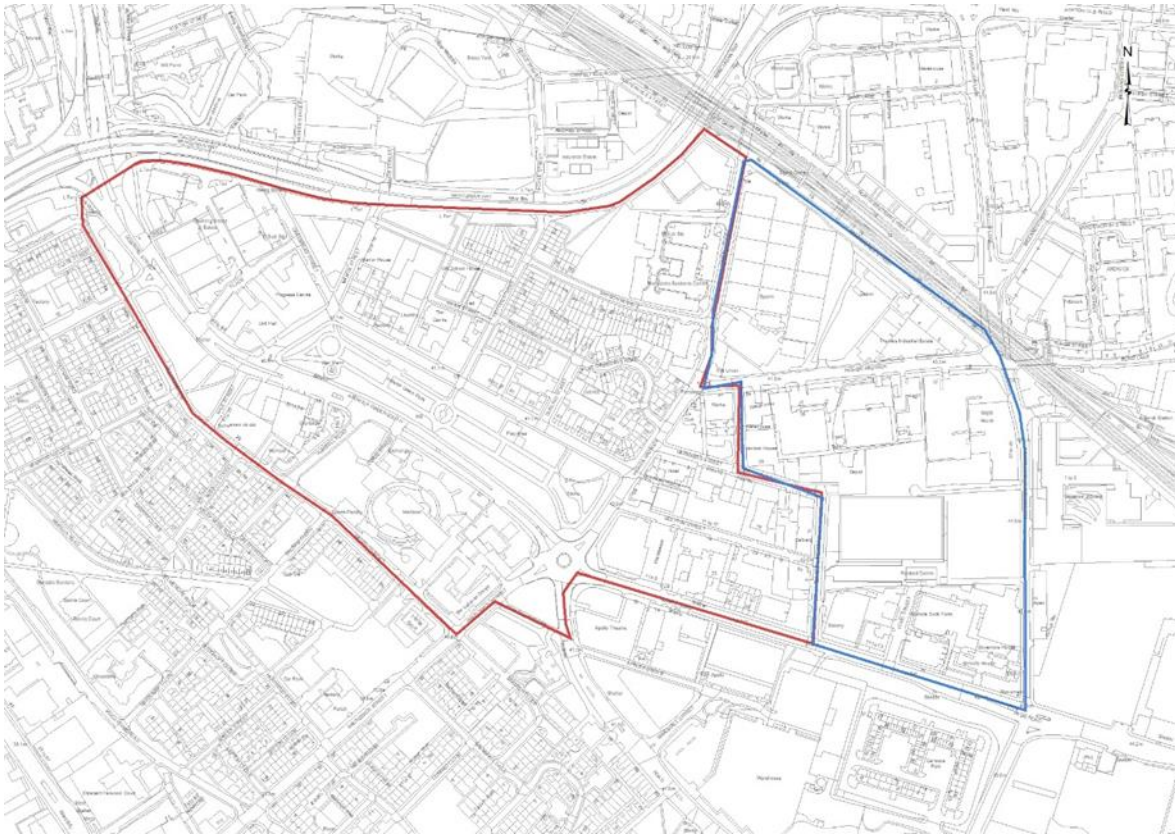
- A Neighbourhood Development Framework for Ardwick Green, Executive, 17th March 2021;
- Manchester Zero Carbon 2018 – Manchester City Council’s Commitment, Executive, 13<sup>th</sup> March 2019;
- Council Resolution on Declaring a Climate Emergency, Executive, 24<sup>th</sup> July 2019;
- Delivering Manchester’s Affordable Homes to 2025, Executive, 11<sup>th</sup> September 2019
- Manchester Strategy 2016-25 (“Our Manchester”), Executive, January 2016

## **1.0 Introduction**

- 1.1 This report summarises the outcomes of the recent public consultation undertaken in response to the draft Extension to the Neighbourhood Development Framework (NDF) for Ardwick Green which the Executive endorsed in principle on 17th March 2021.

## **2.0 Background to the Ardwick Green NDF Extension**

- 2.1 The Ardwick Green neighbourhood is located on the south-eastern edge of the city centre and is adjacent to the strategic regeneration areas of Mayfield and Brunswick. In recognition that development momentum is pushing towards this modestly sized mixed use area a Neighbourhood Development Framework (NDF) was established to guide and co-ordinate the future development of this key area, in line with adopted planning policy and build on the existing regeneration initiatives in Mayfield and Brunswick.
- 2.2 The aspiration of the NDF is to see improved social, environmental and economic outcomes from well-designed developments in the local context and a sense of place. The starting point for the NDF was to address concerns, whilst protecting and enhancing the qualities of the local community identified through research and extensive consultation. The NDF includes detailed and targeted objectives that could improve the liveability, functionality, design and connectivity of Ardwick Green.
- 2.3 During the period of NDF development and consultation the City Council became aware of the emergence of a new driver for change in the immediate area of the NDF, namely that the Manchester College had undertaken a review of its educational estate within the city and identified the Nicholls College Campus on Hyde Road / Devonshire Street as a surplus asset that would be suitable for disposal for redevelopment.
- 2.4 Given the significance of this site it was agreed that an Extension to the NDF should be prepared to extend the area of coverage and continue the principles set out in the Ardwick Green NDF to incorporate the Nicholls College Campus, and commercial and industrial land to the north.
- 2.5 This NDF Extension borders the original framework area along Union Street and Ardwick Green North; and spans the area bounded by Devonshire Street and Hyde Road connections to the east and south; and by the railway to the north along the arches. The extended area therefore forms a natural extension to the wider Ardwick Green neighbourhood, linking to the original NDF's character areas to the west, such as Union Street, Ardwick Green North, and the Knitting District. The red line boundary for the Ardwick Green NDF and the Extension is shown below:



The original NDF boundary is shown above in red and the extension boundary is shown in blue.

- 2.6 The Extension to the NDF for Ardwick Green was endorsed in principle by the Executive on 17th March 2021 subject to a public consultation.
- 2.7 The development of the NDF Extension was jointly commissioned with LTE Group (The Manchester College) who own the Nicholls College campus located within the NDF Extension boundary.

### **3.0 Public Consultation**

- 3.1 Letters inviting feedback on the draft document were sent to 784 residents, landowners and businesses in and around the NDF Extension area in early May 2021 informing them about the public consultation for the Ardwick Green NDF Extension and how to engage in the process. Emails inviting feedback were sent to 108 key stakeholders including statutory bodies in the Ardwick Green area. The NDF Extension was made available on the Council's website, and a webform invited comments on it. A press release and social media campaign supported the consultation.
- 3.2 The consultation was open for six weeks until the 23rd June 2021 in order to ensure that all stakeholders had sufficient opportunity to comment on the framework document.
- 3.3 Part way through the consultation period follow up emails were sent to 79 landowners and businesses. Follow up emails were also sent to key stakeholders. A meeting with a local business owner with links to the wider Ardwick Green business community was held with the authors of the NDF

Extension document.

- 3.4 The City Council received 9 responses to the public consultation, one response represented the views of 13 local business and landowners. 6 responses were made via the consultation web pages on the City Council website and a further 5 were received by email from the Environment Agency and 4 local business owners. Elected members were consulted throughout the development of the NDF Extension and their views are reflected in this final version of the document.
- 3.5 The majority of respondents noted their overarching support for the framework and the principles upon which it is based. An analysis of respondents, their comments and responses to the comments can be found in Appendix 1 attached to this report.

#### **4.0 Conclusions in response to the consultation**

- 4.1 Ardwick Green is a key, but underutilised, neighbourhood on the fringe of the city centre offering potential to make a significant contribution towards the regeneration and growth ambitions of the city.
- 4.2 The majority of the stakeholders who responded to the consultation expressed their overall support for the draft NDF Extension, believing that appropriate development and preservation of the heritage aspects of the neighbourhood would enhance the neighbourhood. Responses to specific points raised have been considered within this report and some suggested changes made to the NDF (see paragraph 4.4 below)
- 4.3 The framework sets out a coordinated and sustainable approach to development that acknowledges the area's heritage assets and incorporates its key assets, whilst contributing to the continued growth of this part of the city.
- 4.4 In response to the consultation some minor revisions have been made to the NDF document as follows:

##### Section 5

- 5.21 – Additional text to reflect that existing businesses in the NDF Extension area collectively form a key stakeholder group and engagement with them will be fundamental to the success of realising a sustainable vision for the area.

##### Section 6

- 6.13 - Further text added to emphasise that the textiles industry is an important feature of the area, and this should be retained or relocated where feasible to do so.
- 6.14 – Additional text relating to activation of the railway arches and the

possibility to include new convenience retail by continuing the active uses that have been brought forward in other arches within the City Centre and particularly along Temperance Street.

- 6.4 – Additional text to highlight the importance of ongoing dialogue with landowners, businesses and institutions throughout the NDF area to maximise the potential for positive change.

## Section 7

- 7.6 – Additional text to reflect the preference to deliver development at Powerleague comprehensively should the site come forward in the future.
- 7.7 – Additional text to support the proposal that existing textiles, warehousing and distribution businesses that are prominent within the area, which are part of Manchester’s burgeoning online textile ecosystem, should be considered for retention in new purpose-built accommodation where feasible.

4.5 A final version of the NDF Extension is attached to this report as Appendix 2.

## **5.0 Next Steps – Implementing the NDF Extension**

5.1 Subject to endorsement of this document by Manchester City Council, there are some important next steps that need to take place to ascertain the best way of implementing the ambitions of this NDF Extension:

- Carry out further detailed design and feasibility work on the opportunities presented by Higher Ardwick, including an assessment of landownerships and engaging with existing landowners and businesses, to provide a sensible way forward to bringing about positive comprehensive change in this area; and
- Work with Historic England and Manchester City Council’s Conservation Officer to understand the extent of the existing Ellen Wilkinson High School Grade II\* listing (Nicholls Campus main building) and identify opportunities to introduce new buildings around the Grade II listed building through an assessment of key views and massing studies, and the feasibility for converting the buildings.

5.2 Although technical in nature, all solutions to the further work set out above can be developed through positive and close working with the existing community; landowners; and statutory stakeholders.

## **6.0 Contributing to a Zero-Carbon City**

6.1 As set out above, the draft NDF Extension establishes that future development in Ardwick Green will be required to respond to the City Council’s Zero Carbon policy through the use of low carbon technologies and solutions in the design and delivery of buildings and infrastructure. The proposals set out in the draft

revisions support the provision of residential and employment uses close to the conurbation core and will promote the use of public transport and active travel routes as the primary means of movement; reducing commuting distances and reliance on private cars as the primary means of transport.

## **7.0 Contributing to the Manchester Strategy**

### (a) A thriving and sustainable city

7.1 The objectives will contribute to the delivery of residential and commercial development that will support the city's economic and residential growth objectives and contribute to the continued growth of the local and regional economy.

### (b) A highly skilled city

7.2 The objectives of the NDF Extension confirm that Ardwick Green will continue to provide new commercial space in line with adopted planning policy to meet demand from existing and newly established businesses, thus creating and sustaining employment opportunities.

### (c) A progressive and equitable city

7.3 The NDF Extension offers the potential for Ardwick Green to contribute to meeting Manchester's residential growth targets, responding to the demand for new homes in close proximity to the city centre in a range of types and tenures to meet the needs of a growing workforce who wish to live close to the Regional Centre.

### (d) A liveable and low carbon city

7.4 The NDF Extension will support the delivery of high quality residential development using state of the art technologies to reduce the carbon footprint and create neighbourhoods with a range of amenities to support its residents close to the conurbation core. Nicholls Fields is proposed as the green heart of the neighbourhood and opportunities for greening in the surrounding areas through tree planting and pocket parks are identified.

### (e) A connected city

7.5 The NDF Extension supports better linkages through the Ardwick Green neighbourhood and beyond which will provide lifestyle benefits, health benefits and improve the overall accessibility of the area through walking, cycling and other modes of active travel.

## **8.0 Key Policies and Considerations**

### (a) Equal Opportunities

8.1 A key principle of the NDF Extension is to positively engage with community



and interest groups in the local area to maximise the potential to create positive change, offer and allow for a community-led approach.

(b) Risk Management

8.2 Not applicable at this stage of the process.

(c) Legal Considerations

8.3 Upon approval by the Executive the NDF Extension will become a material consideration for the City Council as Local Planning Authority.