

Ardwick Green Neighbourhood Development Framework Extension

Executive Report 28th July 2021

Appendix 1 - An analysis of responses to the public consultation

Respondent	Comment	Response
Local landowner 1	<p>We are the long lease holder for a property effected by this scheme, the property we own is Unit 4 Thames industrial estate.</p> <p>Looking at your plans our building will be directly affected, there is not much detail apart from there will be housing built on that area.</p> <p>We would like to know the below: When will this plan come into force?</p> <p>Will we be compensated as we will lose the building as according to your plans the estate will no longer be there.</p> <p>Currently Unit 4 Thames industrial estate is an investment property for us, so we let out the unit for a source of income.</p> <p>This plan also affects our family business which has been operating since 30 plus years as we supply goods to the knitwear trade. As you will know that Ardwick is predominantly an area where knitwear manufactures are based, for example Dolphin Street and Majid house. Your plans show that both building will be replaced with housing meaning a lot of firms will have to close as there are not many other industrial units around the city centre. Meaning a lot of lively hoods will be affected. The Knitwear trade is already struggling currently, and this will be a final blow to the industry. In the last 30-years Manchester has had a rich history in this sector.</p> <p>It's great to see that the Council are looking to regenerate the area but it will effect to many business and lively hoods. It just doesn't make sense to build housing there to give on one hand but then to take away other people's income with the other hand.</p>	<p>The majority of this response to the consultation is a land ownership and commercial issue, and not specifically related to the intention of the NDF.</p> <p>In response, the NDF will become a material consideration for any planning application that is brought forward in the area, meaning that development should be brought forward in line with the principles of the NDF. It does not supersede existing planning policy.</p> <p>The future of the units on the Thames industrial estate will depend on the appetite from landowners to sell the land for development potential and investor interest in this location.</p> <p>The NDF recognises that textiles and manufacturing</p>

		<p>industries currently exist in the area. However, we have updated the text (paragraph 6.13) to reflect that we see the textiles industry as an important feature of the area, and this should be retained where possible. This references the potential of existing and retained assets in the area to harbour similar industries and offer new opportunities.</p>
<p>Local landowner 2</p>	<p>It is agreed that this element of the NDF lends itself to more intensive development lying as it does, next to the Temperance Street railway viaduct. The scale of any development on this parcel of land can be of a more elevated nature as can be found in numerous locations adjacent to the railway throughout the city centre. The railway viaduct offers the ideal location for leisure and licensed uses which would be synergistic with a residential or office development on the site. Indeed, there are already a number of established breweries and licensed premises beneath the WC mainline viaduct. Prominent corner plots at the junction of Temperance Street and Higher Ardwick and also at the corner of Union Street and Higher Ardwick could usefully incorporate convenience store retail space at ground floor level, which would service the adjacent and surrounding developments. It is understood that the Powerleague site is held on a long lease with no development provision. It is important that the site as a whole is developed comprehensively and rather than in a piecemeal fashion. The potential development value of the land should encourage most of the existing users to</p>	<p>We agree on both the activation of the arches and the possibility to include a new convenience retail. We have reflected this in paragraph 6.14. We have also reflected the preference to deliver development at Powerleague comprehensively if that site comes forward (paragraph 7.6).</p>

	relocate especially if in the case of the Powerleague, a developer and/or the planning authority assists in relocation of the facility elsewhere within the city boundary.	
Local resident 1	<p>1) Apologies if I cannot find it, however I see no reference to local retail facilities. The council should take the lead and close to Apollo roundabout find a replacement for the former KwikSave. Ardwick needs a medium sized supermarket and the current Tesco Express BP Petrol Station is not a nice place to visit, dodging cars to get in, a limited range, and higher than normal Tesco prices.</p> <p>2) I would urge a lessons learnt to be applied to this NDF – housing density on new properties is terrible, with council happily signing off plans without properly considering how terrible they are. They are generally built with no space between frontage and pavement, and with zero parking space.</p> <p>3) Apologies if it has been missed, but there needs to be a proper pedestrian footbridge link to the city centre. Past stupidity by councillors & council planners in i) firstly closing off the gaps (1990s) in the Mancunian Way where pedestrians used to cross (Cotter Street), people were told to instead walk towards London Road and cross underneath the flyover. ii) The council then closed off a huge portion underneath of the flyover allowing the construction of a skate park, extending the walking route by A FURTHER 300metres. iii) Council were then asked to prohibit commuter drivers from illegally driving into the emergency lane and using it and its pavements as a car park... but did nothing. This now means what was a 20metre crossing is now a circuitous 450m walk with cars all over the pavement and drivers illegally driving up a one way street and through a closed 'emergency</p>	<p>The opportunity for convenience retail spaces within the original NDF area and it is noted that there is a lack of provision in the area. The opportunity for further retail provision is also identified in the NDF extension area subject to occupier demand.</p> <p>In relation to new residential development, the NDF notes that parking provision should be addressed as part of each individual development proposal. Given the proximity to the city centre and sustainable transport modes available, it is considered that car parking demand has been properly accounted for. For the pedestrian footbridge proposed to provide access across the Mancunian Way in some form, it is to be brought forward in collaboration with adjoining</p>

	<p>vehicles only' lane to park on. Most residents still do climb the crash barrier - a situation caused by years of councillors ignoring residents.</p> <p>FOOTBRIDGE - COUNCIL SHOULD TAKE THE LEAD, NOT WAIT FOR MAYFIELD - which still might fail - and build a 35m metal footbridge, long ramps rising diagonally from Thirsk Street, other ramp landing at Baring Street. Repeatedly ""oh bcoz were waiting for Mayfield to build it"" - we'll all be dead and buried by then.</p>	<p>landowners including the Mayfield Partnership. The development of Mayfield is underway and there is a strong desire for that Framework area to better connect into surrounding areas such as Ardwick. This has been emphasised as important by Councillors in our engagement with them to date.</p>
Local resident 2	<p>I support the scheme as it would rejuvenate the area. It would be a great improvement to what is currently available.</p>	<p>Noted.</p>
<p>Statutory stakeholder (Environment Agency)</p>	<p>Having reviewed the draft consultation document noted above, we understand that the intended purpose of this extension is to extend area of coverage and principles of the existing Ardwick Green NDF adopted by Manchester City Council (MCC). As detailed, the extension has been developed in accordance with the requirements set out with paragraph 29 of the National Planning Policy Framework (NPPF) in addition to other relevant material considerations.</p> <p>Further to the above, we also acknowledge that this NDF extension does not seek to provide new development allocations for the area but is intended to act as a guide to future development proposal and will be in alignment with the existing allocations for the area detailed within the Manchester Core Strategy (2012).</p> <p>On review, we are pleased to see that the vision for the Ardwick Green NDF has been carried through to this extension area, in particular, the vision for green</p>	<p>We note the supportive comments received from the Environment Agency in relation to the proposals and in particular the reference to green public placemaking. It is also noted that there is a higher risk of flooding adjacent to Hyde Road and this will need to be addressed by any sites coming forward in this area.</p>

public place making; increasing the amount of greenspace, ecology and biodiversity. In refining this element of the vision we welcome the guidance that the former cemetery ground and playing fields offers the opportunity for the retention and creation of a high quality green space which expands upon the local green infrastructure network. Any proposal brought forward for this area should carefully consider requirements of the NPPF (notably paragraphs 170 and 175) alongside other relevant policy utilising where viable sustainable green infrastructure e.g. attenuation ponds. We would also like to take opportunity to this remind MCC the that a southern portion of the NDF extension area in the vicinity of Hyde Road is designated Flood Zone 2 and therefore is identified at being at risk of flooding. In accordance with the requirements of the NPPF, vulnerable development types, such as residential dwellings, should where possible be direct away from the areas at highest risk of flooding or where essential, designed in a manner which ensures that the development will be safe for its lifetime without increasing flood risk elsewhere (see NPPF paragraph 155). As part of any proposal brought forward within this zonation MCC should seek to ensure the application of the Sequential and/or Exception Test where necessary. For further guidance see the following sources:
and/or Exception Test where necessary. For further guidance see the following sources:

- <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>
- <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>
- <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

	<p>□ https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice.</p> <p>We trust that you will find the contents of this letter beneficial.</p> <p>However, should you have any queries or require any further development/planning advice or guidance from the EA for any development proposals brought forward within the Ardwick Green NDF area and/or its extension, then please don't hesitate to get in contact.</p>	
MCC Neighbourhoods Service	<p>From a Central Neighbourhoods Team perspective I support the principals & themes behind the AG NDF & the Extension as these should ensure proposals brought forward enhance the Ardwick area as a whole. I would want to ensure that proposals improve connectivity for existing as well as new communities, appropriately integrating new communities in addition to connecting with city centre neighbourhoods.</p>	Noted. No response.
Local business owner	<p>The objectives make sense and there are some great ideas in there.</p> <p>It would be really good to see how section 106 monies could be used to kick-start Ardwick's regeneration and have that clearly outlined to support the local community in the plan.</p> <p>There's some great focus and opportunity aligned to social value, however there's limited reference to supporting the existing social infrastructure. There are a number of strong, established cultural, health and development focused charities and social enterprises based in Ardwick and it would be good to see their role clearly outlined as contributors and economic generators to the local community and economy as charities bring in income from beyond Manchester. I believe that there's some mileage in developing a 'Business in the Community' approach and developing an Ardwick</p>	<p>S106 payments would be determined on a case by case basis and would be needed in order to make development proposals acceptable in planning terms. On this basis, S106 payments can be used to make wider improvements in the area subject to viable development coming forward. The original Ardwick Green NDF document references the</p>

	<p>Community Force, bringing together interested cross-sector parties to work with Manchester City Council on tackling local issues from within the community similar in focus to the 'Bolton Family' model: https://www.boltonathome.org.uk/news/bolton-family-recognised-by-responsible-business-awards-3987/ Community wise, there is a requirement for education and support in the locality around the disposal of household items in public spaces. Littering is a significant local problem. There are significant vermin problems on Ardwick Green. Whilst there is a PSPO on dogs on Ardwick Green for example, there is absolutely no messaging about anti-social behaviour including drug use and there is no public campaign about littering.</p>	<p>extensive social infrastructure within the area and this NDF is an extension to that. By virtue of being an extension, the social infrastructure in the area is recognised and notes the areas of improvement. However, to reinforce this in the NDF Extension, we have referenced these facilities. We note the issues highlighted with regard to fly-tipping, littering and anti-social behaviour. Although the NDF has limited ability to directly reduce such activities, positive change in the area should result in better passive surveillance and reduce the propensity for this to take place in the future.</p>
<p>Landowner (LTE Group - The Manchester College)</p>	<p>The LTE Group's Estate Strategy for The Manchester College will consolidate the estate from several disparate sites into centres of excellence located at a new City Centre Campus, located across from the Manchester Arena, and Openshaw, with learning hubs based at Harpurhey and Wythenshawe. When the new facilities are open, the strategy will see the LTE Group release some of its old sites for sale, including the Nicholls Campus in Ardwick, to help fund the new facilities and capacity under construction.</p>	<p>We note the supportive comments from the LTE Group and these ambitions are reflected in the NDF.</p>

	<p>The College expects to fully vacate the Nicholls site in late 2022, providing an opportunity for repurposing and redeveloping the site once vacated. Until then the College will continue to provide education and training on the site.</p> <p>The LTE Group has committed to ensure any surplus land or buildings being released as a result of our estates strategy are repurposed to create value for the city in other ways, contributing towards and being reflective of local need.</p> <p>The LTE Group was very supportive of the extension to the Ardwick Green consultation to include the Nicholls campus given the site has strong local and national prominence, connections and interest. The LTE Group is supportive of the addendum that suggests housing use could be most appropriate for the Nicholls site, with a re-use of the listed building and a sensitive design of new housing alongside.</p> <p>The AGNDF provides a proper planned approach to its reuse and the framework to develop suitable proposals for the site with the intention for the site to make a significant contribution to the Council's vision for Manchester and Ardwick Green.</p> <p>The LTE Group is in full support of the NDF guiding the development of Ardwick in a way that is beneficial, contextual, appropriate, and distinctively Ardwick.</p> <p>The Nicholls site could provide prominence to the development of the area given its heritage, the former cemetery grounds offer the opportunity for green space, enhanced by the close proximity/connectivity to Piccadilly and Mayfield.</p> <p>The framework provides the context and supports the enhancement of the distinctive architectural qualities of the listed building through refurbishment and conversion alongside with new high quality developments.</p> <p>We agree that the proposed mix of new uses introduced into the area ought to support residential growth and add to the local amenities currently within both the</p>	
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	<p>NDF Extension and wider Ardwick Green area. The combination of new greenspaces, new uses and new homes can support the ambition for a mixed use community to live, work and play.</p>	
<p>Local landowner and business owner on behalf of various businesses (late representation)</p>	<p>Thank you for your email of 09th June 20 regarding the proposed Ardwick New Development Framework Extension and the Teams meeting on Friday 25th June. Before that meeting I had already met with all the stakeholders within the proposed extension and discussed their view points and concerns and I take this opportunity to thank you and MCC for holding open the door on the consultation whilst I gathered the representations into a single communication. Please take this communication as that representation. Below, I summarise the main points raised at the stakeholder meeting and over the ensuing months I am happy to act as a conduit to ease the communication between the council and the stakeholders possibly via some form of understanding yet to be agreed. The stakeholders are a mixture of landlords and some owner-occupiers.</p> <ul style="list-style-type: none"> • Although at a very nascent stage and welcomed by the stakeholders, many expressed the view that the Extension could be more ambitious in its intentions. The area is less than a mile from the Piccadilly & Metrolink transport hub and station (a 9 minute walk) and has varied and good transport links via the main arterial bus routes and the adjacent Ardwick Train Station. A high density scheme that reflects the location of the area on the inner ring road and its proximity to the city centre (and its potential lack of requirement for transport by car) should be considered an opportunity to intensify the future potential of what would become a key zone within the inner city core, rather than a low rise, moderate scheme possibly more suited to suburbs or the more outlying areas of the city centre. There was considerable concern over the feasibility of the 	<p>The team notes the comments from Zahid on behalf of the local business community and welcomes the input into the process. In response, the team confirms that engagement will continue throughout the delivery of the proposals within the NDF area in order to ensure that businesses can be retained where possible and where they wish to do so. As mentioned, the NDF is an early stage of the development process and the formulation of proposals for any given site will be brought forward in conjunction with landowners. The heights in the NDF are indicative and changes to that density of development will need to come forward on a case by case basis and demonstrate accordance with the NDF and other</p>

	<p>proposal. At first glance, replacing 2 storey accommodation with 2-4 storey accommodation seems to be a very difficult proposal to stack up financially. Considering the current rental and sales values in the area, it would be difficult to see where the even the current market value would come from to incentivize a change of use from what is currently already in situ.</p> <ul style="list-style-type: none">• The road layouts do require consideration as the flow of traffic in the area could be positively impacted and reduce the congestion and the left-turn only situation at the traffic lights on the junction of Devonshire Street and Hyde Road, heading East. However, again the feasibility was questioned as to how the amount of expenditure on such costly infrastructure could be justified by the low density proposals surrounding it.• There was a serious concern over current employment in the area as the Extension covers buildings which house over 500 jobs and over 900 jobs at peak times/peak season. Over the previous decade and since the last recession in 2009/2010, the businesses in the area have evolved from the original textile manufacturing base that provided huge employment in the area from the 1960's to the late 1990's into an area that has become more internet goods and services led but still providing good levels of employment. These new companies are nimble and adaptable and over the last few years the small businesses located in the area have become somewhat interdependent and a community of sorts. This has led to a developing eco-system for start-ups and similar-minded small companies. Some of the stakeholders expressed a concern that there needed to be a provision to move some of this ecosystem to a location where they could continue to thrive and build upon the relationships that have been formed. The Universal Square development on the South-west side of Devonshire St North has also played a role in this ecosystem,	<p>material considerations. With regard to road layouts and revised junctions within the area, these will become detailed considerations for development proposals as they come forward. The junction highlighted would be considered as part of detailed proposals for the repurposing of the Manchester College site to determine if traffic levels can be re-distributed to alleviate pressure on specific routes.</p>
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	<p>being directly opposite the former Majid House (now rebranded as Universal House)</p> <ul style="list-style-type: none">• New Brunswick was cited as an example of a missed opportunity to repurpose Victoria Park, Rusholme, Fallowfield and Withington back to family housing by relocating all students to a high density Brunswick scheme. This may have helped reduced the huge travel requirement for students to get to the city centre universities from the suburbs whilst at the same time given families the chance to live in greener and less congested areas.• Many other ancillary and related comments were made but these were more detailed and most probably not as impactful or relevant at this early stage and should be left for more indepth later discussion.	
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