

“Community Right to Bid”

List of Land Nominated by Unsuccessful Community Nominations – updated 10 August 2021

Name	Address	Ward	Nominator	Decision Date	Reasons
Oak Farm	Wilmslow Road Ringway WA15 8XL		Ringway Parish Council	15 April 2013	Operational land which may not be listed in accordance with Schedule 1 of the Assets of Community Value (England) Regulations 2012
The former Welsh Baptist Chapel and Annexe (the former Sunday School)	Upper Brook Street Ardwick Manchester M13 9AJ	Ardwick	The Islamic Academy	31 December 2013	Chapel - there has been no actual use of the building in the <u>recent</u> past which has furthered the social wellbeing or interests of the local community Annexe – the current use of the building does not further the social wellbeing or social interests of the local community
Land on Roundwood Road (which used to be Roundwood School)	Northenden Manchester M22 4AB	Northenden	Northenden Neighbourhood Forum Ltd	17 September 2015	The school closed in August 2006 and the building was demolished. There has been no actual use of the land in the <u>recent</u> past which has furthered the social wellbeing or interests of the local community.
Sir Ralph Abercromby public	35 Bootle Street, Manchester	City Centre	Trafford and Hulme Branch of	3 February 2016	The public house is due to be demolished within the Jackson’s Row

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house	M2 5GU		CAMRA		Strategic Regeneration Framework
The Yard	Vaughan Street, Manchester M12 5FQ	Ardwick	Greater Manchester TreeStation Limited	26 February 2016	The use of the property for activities for charities and the local community is an ancillary use to its non-ancillary use as a timber business.
The Hulme Hippodrome and Floral Hall	47-53 Preston Street, Hulme, Manchester M18 5EU	Hulme	The Friends of Hulme Hippodrome	24 March 2016	It is difficult to ascertain what non-ancillary use of the building there has been in the recent past and given its current state of dilapidation, use of part for religious worship and substantial costs of renovation, it is not realistic to think that there could be non-ancillary use of the land to further the social wellbeing or social interests of the local community.
Sir Ralph Abercromby public house	35 Bootle Street, Manchester M2 5GU	City Centre	Central Manchester Branch of CAMRA	15 August 2016	The public house is proposed to be demolished within the Jackson's Row Strategic Regeneration Framework
Plot G	Slate Wharf, Castlefield, Manchester	City Centre	Plot G Action Group	2 February 2017	The use of the land for informal recreation is an ancillary use to the non-ancillary use of the land as a brownfield development site. Given the financial value of the land, which reflects its development potential, the planning policy reasons which support development of the land and the level of commercial interest, it is not realistic to think that there can continue to be non-ancillary use of the land to further the social

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					wellbeing or social interests of the local community.
Sir Ralph Abercromby public house	35 Bootle Street, Manchester M2 5GU	City Centre	Central Manchester Branch of CAMRA	21 March 2017	Redevelopment of the Jackson's Row Strategic Regeneration Framework site will require demolition of the public house.
Land to the rear of Crossacres Resource Centre and Wythenshawe Campus, The Manchester Federation of EBSD Schools	Peel Hall Road, Wythenshawe M22 5DG	Sharston	Age UK Manchester	20 November 2017	The use of part of the land as a horticultural project is an ancillary use to its wider non-ancillary use for schools. The use of the land is to further the education and sporting objectives of schools for their pupils and it is not used beyond this for the local community.
Co-op Funeralcare (part of)	Manchester Road, Chorlton-Cum-Hardy, M21 9PN	Chorlton	Chorlton Community Land Trust Limited	03 September 2019	The principal activity carried out at the building within the Nomination Land is the provision of a funeral care business and there are other similar businesses in the Chorlton area. The use is not considered to further the social wellbeing or social interests of the local community. The community use of the Nomination Land is considered to be ancillary. All parties agree that the current monthly market on the forecourt is an ancillary use. There appears to have been some very occasional community use of the building in the past, such as the use of the Co-op Library and meeting space on request. The operation of the building as a

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Ryebank Road Fields	Ryebank Road Fields, Manchester, M21 9WW	Chorlton	Friends of Ryebank Fields	10 August 2021	<p>cinema, which was last used for this purpose in 1962, cannot reasonably be described as recent.</p> <p>The earlier use of the site as a playing field ended in 1996. In 2012, MMU agreed to allow the public to access the site for recreational use, on the basis that consent could be removed at any time. Therefore, for a period of time which could be described as in the recent past, the site has temporarily been available for leisure uses, such as exercise, socialising and observing nature, which could enhance the wellbeing of local people. However, following the discovery of asbestos, and a site investigation, the site has been closed to the public since May 2020 for health and safety reasons and secured to prevent use. Therefore, this use ended from that point. Given that the use by the public was at the discretion of MMU, and could be revoked without notice, and there are clear development plans in place for the land, it could be argued that recreational use was an “ancillary” function, and not the main purpose intended for the site. There are other, substantial facilities in the surrounding area that can be used for the types of leisure activities described above, including the adjacent Longford Park, and the nearby Mersey Valley. As set out above, the site is now closed to the public, and MMU have stated that the site will not reopen to the public under any circumstances. It would clearly need significant remediation work to enable a safe recreational use. It is difficult to see how the site, in its current condition, could be made available for a non-ancillary use that could provide social wellbeing. The</p>

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					Development Framework includes plans to provide public open space as part of the development, allowing the public to be able to use parts of the site in future for leisure activities. The Framework states that this will improve the quality of these spaces and include enhancements to the entrance and pedestrian connections to Longford Park and to the existing Nico Ditch running through the site.