

Appendix 4

PLOT A - STATEMENT OF REASONS

1. DEFINITIONS

In this Statement of Reasons, the following definitions are used;

“The Council”	means Manchester City Council
“The CPO Guidance”	means the Guidance on compulsory purchase process and The Crichel Down Rules 2019 issued by the Department for Levelling Up, Housing & Communities
“The Developer”	means Phoenix Ironworks Developments Ltd
“The Order”	means the City of Manchester (Phoenix Ironworks, Ancoats) Compulsory Purchase Order 2023
“The Order Lands”	means the land, interests and rights included in the Order and contained within the land bounded by Jersey Street, Poland Street, Naval Street and Radium Street, shown edged red on the Plan at Appendix 1
“The Scheme”	means the redevelopment of the land edged red in Appendix 2 , for which a planning application [Ref. xxxxxx/xx/20xx has been submitted – TBC once submitted]. The proposed site layout is shown on the Plan at Appendix 3

2. INTRODUCTION

- 2.1 This document is the Statement of Reasons of the Council for making a compulsory purchase order entitled the “*The City of Manchester (Phoenix Ironworks, Ancoats) Compulsory Purchase Order 2023*”.
- 2.2 The Order is made pursuant to s.226(1)(a) and s226(1A) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. The Council considers that there is a compelling case in the public interest to acquire land and interests to facilitate development of the Order Lands for the provision of 256 new residential dwellings together with up to 1,350 sq.m of commercial space ("the Scheme") and that the

proposed acquisition is likely to contribute to the achievement of the promotion or improvement of the economic, social and/or environmental well-being of the area.

- 2.3 Planning permission [has been submitted] for the Scheme which comprises the demolition of vacant industrial buildings and the construction of 256 new homes with up to 1,350 sq.m of commercial space as detailed in the description of this proposal in Section 8.
- 2.4 The Scheme will deliver much needed development on previously used brownfield land, providing new housing and commercial space. It will progress the regeneration of this part of Ancoats, to create a positive impact on the character and appearance of the area bringing environmental, economic and social benefits. The purpose of the Order is to secure the acquisition of all interests in the Order Lands to facilitate delivery of the Scheme.
- 2.5 The Scheme is being promoted by the Council and the Developer.
- 2.6 The Order has been made by the Council for the purposes of acquiring the Order Lands which are required for the implementation of the Scheme located in the Ancoats neighbourhood, the need for which is fully explained in this Statement of Reasons.
- 2.7 This Statement of Reasons has been prepared in accordance with the provisions of the CPO Guidance.

3. DESCRIPTION OF THE ORDER LANDS AND ITS LOCATION, TOPOGRAPHICAL FEATURES AND PRESENT USE AND OWNERSHIP

- 3.1 The Order Lands, as detailed in the Order, comprise land and buildings interests within the Ancoats neighbourhood of Manchester. The comprehensive redevelopment outlined in this statement will not be possible without the acquisition of the Order Lands.
- 3.2 The Ancoats Neighbourhood is located in the Ancoats and Beswick Ward of Manchester. Spatially, the Neighbourhood is located at the outer edge of the City Centre and lies approximately 1.45 kilometres (0.9 miles) east of Manchester Town Hall. The Order Lands is bounded by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west and is edged red on the plan attached at Appendix 1. It extends to approximately 0.79 hectares.
- 3.3 The Order Lands consist of land and light industrial building interests that are in the ownership of the Council and the Developer, as well as other interests that have been identified, including restrictive covenants, rights of way, rentcharges and unregistered freeholds.
- 3.4 The Council is seeking powers to acquire the remaining interests in the Order Lands, to enable the Scheme to proceed.

4. AN EXPLANATION OF THE USE OF THE PARTICULAR ENABLING POWER; S226 PLANNING POWERS

- 4.1 Section 226(1)(a) of the Town and Country Planning Act 1990 (“the 1990 Act”), as amended by the Planning & Compulsory Purchase Act 2004, enables the Council to compulsorily acquire land if it thinks that the acquisition will facilitate the carrying out of development, redevelopment or improvement on, or in relation to the land being acquired.

- 4.2 Section 226(1A) of the 1990 Act states that a local authority must not exercise its powers under this section unless it thinks that the proposed development, redevelopment, or improvement is likely to contribute to achieving the promotion or improvement of the economic, social, or environmental well-being of its area.
- 4.3 The Council has resolved to make the Order because it considers that the requirements of s226(1)(a) and s226(1A) of the 1990 Act are met. The Order has been made for the following reasons:
- 4.3.1 Delivery of the Scheme is not possible without acquisition of the Order Lands.
 - 4.3.2 The Scheme would facilitate the commencement of development, redevelopment, and improvement of the Poland Street Zone/Ancoats neighbourhood and improve and promote economic, social and environmental well-being within the area.
 - 4.3.3 Without implementation of the Scheme the Poland Street Zone/Ancoats will continue to comprise mostly vacant industrial land and buildings and a poor-quality environment.
 - 4.3.4 It is unlikely that all the interests in the Order lands can be acquired by agreement or other methods. Therefore, in order to ensure the comprehensive delivery of the Scheme and as outlined in the CPO Guidance, a compulsory purchase timetable has been planned as a contingency measure and formal procedures initiated.
- 4.4 The Council is satisfied that section 226(1)(a) is the appropriate enabling power to rely upon.
- 4.5 The Council recognises that a compulsory purchase order can only be made if there is a compelling case in the public interest which justifies the interference with the human rights of those with interests in the Order Lands.
- 4.6 The Council is satisfied that it may lawfully exercise its powers of compulsory purchase under the powers set out above and, for the reasons set out in this Statement of Reasons, that there is a clear and compelling case in the public interest for such exercise and that the public interest is sufficiently important to justify the interference with human rights of those holding interests in the Order Lands.

5. AN OUTLINE OF THE AUTHORITY'S PURPOSE IN SEEKING TO ACQUIRE THE LAND

- 5.1 Manchester has experienced rapid population growth since 2000. The number of residents has risen from 422,000 to almost 600,000 - a figure that is expected to increase to 630,000 in the next six years. The regeneration of the Poland Street Zone is a strategic priority for the Council to ensure that the neighbourhood and its residents are able to benefit from the ongoing economic growth that is being experienced by the city and the region.
- 5.2 In 2014, the City Council entered into a Joint Venture Partnership with the Abu Dhabi United Group and created Manchester Life to deliver the residential-led redevelopment of Ancoats and New Islington. To date, Manchester Life has delivered nearly 1,500 new homes in Ancoats and New Islington. The Developer is a Manchester Life company.
- 5.3 The Order Land is also located within the Ancoats area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework which was originally endorsed by the Council in October 2014.

- 5.4 In July 2020, the Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats (the NDF) and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability, and community needs. The NDF states that the future development will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice within a low car use area with high levels of cycle parking. The NDF aims to create up to 1,500 new homes and 31,000 sq.m of commercial space in the Poland Street Zone.
- 5.5 Since the endorsement of the NDF, Manchester Life has sought to translate the vision into delivery and in July 2021 planning permission was granted for Eliza Yard, a scheme comprising 118 apartments and associated commercial space. In January 2023 Manchester Life secured planning permission for a scheme called Jersey Wharf, which comprises 190 apartments and associated commercial space.
- 5.6 Manchester Life have been progressing the land assembly of the Order Lands since 2017 and have acquired the majority of the land and buildings required for the Scheme with the Council having acquired additional industrial units within the Order Lands. There are however some interests which have not been acquired e.g., restrictive covenants, rights of way, rentcharges and unregistered freeholds. A legal agreement will be signed between the Developer and the Council, for the Developer to acquire any remaining Council owned interests once the compulsory purchase process has been completed. As a result, the residential-led scheme on this site will be the next stage of new residential development in the neighbourhood, delivering against the objectives of the NDF, in the following respects:
- 5.7 The NDF outlines the following objectives that have been considered in developing the proposals for the Scheme: -

- To provide for a range and mix of residential accommodation in a high quality and well managed environment that will ensure the emergence of a vibrant new neighbourhood of choice.

The proposed residential use includes a mix of dwelling sizes and types to cater for a range of households. These include 256 units: - 82 x 1 bed (32.03%) – 147 x 2 bed (57.42%) - 19 x 3 bed (7.42%) – 6 x townhouse (2.34%) – 2 x duplexes (0.79%). This proposed high-quality development will include attractive landscaping which will be well managed.

- Whilst regeneration of the NDF area will be residential-led, opportunities for a wider mix of uses including office, workspace, retail, leisure and community uses should be sought that combine to create a distinctive sense of place and neighbourhood, ensuring life and vitality on weekdays and evenings.

Commercial floorspace will be provided at the ground floor of the proposed development. This will provide opportunities for a wider mix of uses within the neighbourhood and will assist in creating a Live Work neighbourhood as set out within the NDF.

- New development should exploit the area's locational advantages in terms of its proximity to the city centre, public transport nodes and the inner relief route and take maximum advantage of the area's key assets – its heritage, canal-side settings, public spaces and infrastructure including public transport nodes, schools, cultural facilities, public spaces and retailing.

The Proposed Development is located in a highly sustainable location within walking distance of Manchester City Centre and its wide range of employment, residential, leisure, and retail opportunities. It is also within walking distance of Manchester Piccadilly (a key regional mainline rail station).

- Creating a spatially integrated neighbourhood will require enhanced north south connections back to the city centre core and improved inter-radial (east-west) connectivity for pedestrians and cyclists.

Residents will be encouraged to travel into neighbouring areas using sustainable transport. The proximity to the forthcoming Mobility Hub will encourage active travel.

- New development proposals should be accompanied by an appropriate car parking strategy which allows the potential demand generated by future residents to be met whilst considering the promotion of alternative sustainable forms of transport. This may include on-site solutions or off-site solutions where site constraints and viability considerations dictate (e.g., listed buildings). Onsite car parking solutions should be incorporated into development proposals in a manner that does not detract from the character or animation of the street.

The Poland Street Zone seeks to embrace low car usage policies consistent with an accessible city centre location. The Proposed Development includes limited parking provision on the site (disabled parking bays and loading bay only). The Scheme is in a highly sustainable location with numerous public transport hubs within reasonable walking distance. Additional parking for residents will be facilitated by the provision of spaces at the Ancoats Mobility Hub. The Hub is to be located off Poland Street and is a short walk from the proposed development site. It is proposed that the 30% provision of car park spaces for the Scheme will be located at the Mobility Hub... There will also be 4 disabled access parking spaces on site at the Scheme.

- To ensure that the area is fully accessible to all and create a safe and secure environment using the principles of “Secured by Design.”

The Proposed Development has been designed in line with the recommendations from the Secure by Design Team at Greater Manchester Police.

5.8 The Scheme would transform this part of Ancoats and make a significant contribution to the economic, social and environmental well-being of the area and the wider Ancoats neighbourhood, delivering significant benefits including:

- Significant enhancement to the landscape through the redevelopment of mostly vacant sites at the edge of the City Centre.
- Sustainable regeneration of the area with modern, high quality, energy efficient new homes as part of a mixed-use neighbourhood.
- 256 residential units at a density which supports other local amenities and promotes the long-term sustainability of the area.

6. JUSTIFICATION FOR COMPULSORY PURCHASE

- 6.1 The Order Lands are located within the Ancoats area that has seen significant investment and transformation over the last 20 years. The proposed development represents a key opportunity to build on the transformative work that has taken place to date.
- 6.2 The Order Lands currently comprise mostly vacant industrial land and buildings. There are no residential dwellings located within the Order Lands and the only business within the Order Lands is due to vacate their premises by December 2023.
- 6.3 The Proposed Development seeks the effective re-use of the Order Lands which have been identified for regeneration in the NDF. The proposed Scheme has been prepared to ensure future development preserves the character of the area whilst meeting future housing, sustainability and community needs.
- 6.4 Without the acquisition of the Order Lands, it will not be possible to deliver the Scheme, which accords with the NDF and there is therefore a compelling case in the public interest for the acquisition of The Order Lands. There is no prospect of the market realising a comprehensive redevelopment of the site without intervention. It is essential therefore that all of the interests in the Order Lands are acquired.
- 6.5 With respect to the proposed Scheme, consideration has been given to the issue of the Order's conformity with the European Convention on Human Rights ("ECHR"), which has been directly enacted into UK law through the Human Rights Act 1998.
- 6.6 Of particular relevance is Article 1 of the First Protocol of the ECHR, which provides that "Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law." Compulsory acquisition of a person's property is clearly a deprivation of that person's possession and is, prima facie, an infringement of their Article 1, Protocol 1 right.
- 6.7 Article 8 of the ECHR is also relevant in this context. It provides that "(1) Everyone has the right to respect for his private and family life, his home and his correspondence," and that "(2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others." This means that the compulsory acquisition of a home or the compulsory relocation of a tenant would, on the face of it, be an interference with this fundamental right.
- 6.8 When considering compulsory purchase order proposals, the local authority has to have regard to the impact the proposals may have in respect of the above Articles. It is expected that the "doctrine of proportionality" will be applied to ensure "that a measure imposes no greater restriction upon a Convention right than is absolutely necessary to achieve its objectives". Simply put, the interference with the fundamental rights is no more than is reasonably necessary to achieve the legitimate aim being pursued.
- 6.9 The Council must take into account both public and private interests in the exercise of its powers and duties as an Acquiring Authority (and Local Planning Authority). For the reasons set out in this Statement of Reasons the Council is satisfied, that there is a compelling case in the public interest for compulsory acquisition of the Order Lands which justifies interfering with the Convention rights referred to in the foregoing, and that the use of compulsory

purchase powers in this matter is both necessary and proportionate in order to secure the economic, social and environmental well-being benefits that this Scheme will promote.

- 6.10 Building on previous success in this area, every effort will be made to acquire the interests in the Order Lands on a voluntary acquisition basis, including payment of all reasonable legal and surveyor fees in relation to any voluntary acquisition. If The Order is confirmed, any dispossessed owner(s) will receive market value compensation for their interests in the Order Lands, wherever required. The CPO powers are being invoked as a necessary contingency measure to ensure the Scheme can be delivered should voluntary acquisition of the necessary interests not be possible.
- 6.11 The improvement of the Poland Street Zone Neighbourhood is a legitimate aim and without the use of compulsory purchase powers, the much-needed regeneration and redevelopment of this area will be jeopardised as there is a real prospect that not all of the interests required to implement the Scheme will be acquired without a compulsory purchase order.
- 6.12 Having regard to the above, it is considered that the compulsory purchase of the Order Lands is an appropriate and proportionate way forward.

7. A STATEMENT JUSTIFYING THE EXTENT OF THE SCHEME TO BE DISREGARDED FOR THE PURPOSES OF ASSESSING COMPENSATION IN THE NO SCHEME WORLD.

- 7.1 The Neighbourhood Planning Act 2017 (Commencement No.2) Regulations 2017 SI No 936 came into effect on 22nd September 2017. One of the key provisions of this was the amendment of the Land Compensation Act 1961, sections 6A to 6E. These sections deal with the concept of the 'no scheme world' in relation to valuations for the purposes of compulsory purchase compensation.
- 7.2 The basic 'no scheme' principal can be summarised in the following terms. For the purposes of the valuation, it is assumed that the Scheme was cancelled on the relevant valuation date, thus creating the 'no scheme' world. Any increase or decrease in the value of the subject land or property which might be caused as a consequence of the Scheme being undertaken – or the prospect of it - should be disregarded for the purposes of valuation.
- 7.3 This Scheme will result in the development of a significant number of new dwellings and additional commercial space.
- 7.4 The Scheme will generate a significant improvement to the area (in environmental, social, and economic terms). Any associated rise in property values would be disregarded when assessing values of the Order Lands, where required.

8. DESCRIPTION OF THE PROPOSAL

- 8.1 The Scheme will provide:
- 256 new homes with up to 1,350 sq.m of commercial space.
 - Total car parking provision [expected to be 30% provision]. Parking spaces on site will be 4 disabled access parking spaces. 1 Loading Bay. The remainder of the parking provision will be provided in the nearby Mobility Hub.
 - Cycle parking will be 1:1 (256 secure cycle spaces).

To enable the development, the demolition of existing light industrial buildings will be necessary.

8.2 The proposed development has been designed with a central courtyard space that is surrounded by apartments buildings and commercial space around the perimeter of the site. The Scheme has been designed to meet the requirements of the Poland Street Zone NDF. The Scheme aims to reactivate the area by creating a new place for people to live, work and play.

8.3 **Apartments** – The Scheme will provide:

- 256 new homes including 82 x 1 beds, 147 x 2 beds, 19 x 3 beds, 6 x townhouses and 2 x duplexes.
- **Community & Commercial Space** - The proposals include up to 1,350 sq.m of commercial floorspace (Use Class E), located at the ground floor of the building on Jersey Street. This space is divided into 3 main spaces included a dual aspect commercial space that also faces a communal courtyard to the rear.
- In addition, the courtyard includes private makers spaces for individual studios which can be opened up to become part of a maker's market offer.
- **Car and Cycle Parking** - Total car parking provision is expected to be 30% provision. Parking spaces on site will be 4 disabled access parking spaces and there will also be 1 loading bay. The remainder of the parking provision will be provided in the Mobility Hub. Cycle parking will be provided on the ground floor, at Naval Street, and will comprise 256 secure cycle spaces.
- **Appearance** - The Scheme incorporates high-quality residential apartments and houses with flexible commercial space which complements and enhances the character of the surrounding area.
- **Access** - The principle means of vehicular access to the Scheme is from Naval Street. There is also a layby space that has been provided adjacent to the car park lobby entrance.

Pedestrians can access the Scheme from Jersey Street and Radium Street (via School Court). The access points are gated and provide access for residents only rather than the general public.

Residents of the proposed development will be able to access the development using existing public transport services. There are bus services that run along Oldham Road.

- **Sustainability** - The development has been designed with a holistic low energy design concept involving a fabric first approach.

9. PLANNING POLICY JUSTIFICATION

- 9.1 The Scheme is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework which was originally endorsed by the Council in October 2014.
- 9.2 In July 2020, the Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs. The Neighbourhood Development Framework states that the development will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice within a low car use area with high levels of cycle parking.
- 9.3 In March 2022, an addendum to the Poland Street Zone NDF was endorsed at the Council's Executive on 16 March 2022. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood, this is known as the 'Poland Street Zone Public Realm Strategy'.
- 9.4 The Scheme benefits from its location on the northeastern edge of Manchester City Centre. In addition, it benefits from excellent connections to public transport. In this regard, the Scheme is located within walking distance of Manchester Piccadilly Station and Victoria Station which provide national and regional rail links, as well as acting as transport interchanges for local rail services and Metrolink services across Greater Manchester. In addition, Shudehill Bus Station and Metrolink Station and Market Street Metrolink station are within walking distance of the Scheme, providing connectivity to all lines on the Metrolink network and a number of regional bus services.
- 9.5 Policy guidance at national and local level is supportive of the Scheme.
- 9.6 **National Planning Policy Framework (March 2021) ("the Framework")**
The Framework document sets out the Government's planning policies for England and how these are expected to be applied. The main aims of the document are to outline that the purpose of the planning system is to contribute to the achievement of sustainable development.

It explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and;
- an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The Scheme seeks positive improvements in the quality of the environment as well as improving people's quality of life by building a strong, competitive economy, promoting

sustainable transport, delivering a wide choice of high-quality homes, requiring good design, promoting healthy communities and conserving and enhancing the natural environment.

9.7 **Manchester Core Strategy 2012 – 2027 (adopted July 2012) (“the Core Strategy”)**

The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

The Scheme falls within two allocations in the Core Strategy:

- Regional Centre (Policy EC3) – development for employment generating uses (including offices, and other commercial development) will be encouraged within the Regional Centre. Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed-use employment areas. The Regional Centre will generally be a location where higher density residential development is appropriate.
- East Manchester Sub Areas (Policy EM8 – Ancoats) – within the Ancoats Conservation Area development will be permitted which includes high density mixed use development; a diverse mix of residential uses in terms of type, size and tenure; retention of the grid iron street pattern; improved links between the City Centre and Ancoats; provision of public open space; and, development which defines the line of the Rochdale Canal and provides space for a widened area of canal-side open space.

9.8 **Saved Policies within the Unitary Development Plan for the City of Manchester (1995) (UDP)**

The UDP is contained within the City Council’s Local Development Scheme as a ‘saved’ document. Specific Part 1 policies of relevance to this proposal include Environmental Improvement and Protection policy E3.3.

There are a number of city-wide development control policies, including ones concerning accessibility, housing and commercial development that are of relevance to this proposal, including DC7 New Housing Development, DC14 Shop fronts and Related Signs, DC20 Archaeology, and DC26 Development and Noise.

9.9 **Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) – 2007**

The SPD was formally adopted in April 2007 and is therefore relevant to the Scheme. In the City of Manchester, it is the relevant design tool, and it outlines the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. It provides a framework for all development in the city and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces, the retention of strong building lines, appropriate elevational detailing and strong design.

9.10 **Manchester Residential Quality Guidance (2016)**

The City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all, the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhoods and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;
- Make it practical;
- Make it future proof;
- Make it a home; and
- Make it happen.

9.11 **Ancoats and New Islington Neighbourhood Development Framework (2014) and update (2016) and further update (2020) - Poland Street Zone Neighbourhood Development Framework**

The Neighbourhood Development Framework ('Ancoats and NI NDF') was originally endorsed by the Council's Executive in October 2014. In December 2016, an updated version was endorsed as a formal regeneration framework superseding the 2014 document. The 2016 Ancoats and NI NDF highlights Ancoats and New Islington's excellent location within the City Centre and sets out that the area will play a critical role in terms of meeting the City's housing needs. The 2016 Ancoats and NI NDF identified six-character areas across Ancoats and New Islington, providing further development principles for these character areas alongside the neighbourhood wide development and urban design principles proposed within the original Ancoats and NI NDF. The Scheme falls within the Poland Street Zone as described within the 2016 Ancoats and NI NDF.

The neighbourhood also sits within the wider East Manchester regeneration area and on the doorstep of a number of major regeneration projects which are providing further momentum to this part of the city and reinforcing its potential as a focal point for this increasingly established neighbourhood of choice. Significant new development around Eastlands has either been delivered or is planned, including the Co-op Live Arena which is currently under construction and will be a world-leading venue delivered by OVG.

The substantial amount of investment over time within the Framework area has provided a legacy of infrastructure provision, assembled sites primed for development and a supportive planning policy framework. This includes wholesale landscaping and public realm work throughout the neighbourhood which was firstly delivered through the creation of the

Marina, Cutting Room Square and Cotton Field Park. These community assets are completed by the transformational impact that development activity has had on the neighbourhood, delivering new homes, offices, and an associated ecosystem of food and beverage operators.

These factors place Ancoats and New Islington not just as one of the key opportunity areas in Manchester, but one of the relatively limited number of places in Manchester where there is an opportunity to plan and deliver high density development in a sustainable manner. However, to date much of this sustainable development has been focused within the areas of the neighbourhood that are closest to Manchester City Centre.

In recognition of increased developer interest in other areas of Ancoats and New Islington a further update to the NDF was endorsed by the Council's Executive in July 2020, which further refined the development principles for the Poland Street Zone (the Poland Street NDF) and to ensure that future development preserved the character of the area whilst meeting future housing, sustainability and community needs.

9.12 **Poland Street Zone Public Realm Strategy (2022)**

An addendum to the Poland Street Zone NDF was endorsed by the Council's Executive in March 2022. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood, this is known as the 'Poland Street Zone Public Realm Strategy'. It provides both spatial and detailed design principles to ensure that the public realm develops into an attractive and sociable setting. These principles celebrate heritage and support public life to facilitate a successful new residential and mixed-use neighbourhood. The Public Realm Strategy will support the creation of a sustainable neighbourhood of 1,500 homes and bring activity and vitality to the area through the creation of inclusive routes and connections which will be accessible to all including those visiting, living and working in Ancoats and New Islington regardless of age and ability. Additionally, the public realm improvements will improve the safety and security in the area both during the day and at night.

9.13 **Planning Position in Relation to The Order Lands**

Within the Order Lands there are no listed buildings. The planning application for the Scheme was submitted on [16 June 2023 - TBC]. Detailed pre-application consultation was undertaken with the Local Planning Authority prior to submitting the planning application.

Full details of the Scheme are set out in Section 8 of the Statement of Reasons.

10. ANY SPECIAL CONSIDERATIONS AFFECTING THE ORDER SITE, EG. ANCIENT MONUMENT, LISTED BUILDING, CONSERVATION AREA, SPECIAL CATEGORY LAND, CONSECRATED LAND, RENEWAL AREA, ETC;

10.1 The order site is located within the Ancoats conservation area. and the wall bounding Jersey Street and Poland Street is of heritage interest. A significant proportion of this wall will be retained for the Scheme.

10.2 The nearest listed asset to the order site is the Grade II* Listed Beehive Mill, located approximately 13m to the west of the Scheme.

11. IF THE MINING CODE HAS BEEN INCLUDED, REASONS FOR DOING SO.

N/A

12. DETAILS OF HOW THE ACQUIRING AUTHORITY SEEKS TO OVERCOME ANY OBSTACLE OR PRIOR CONSENT NEEDED BEFORE THE ORDER SCHEME CAN BE IMPLEMENTED, EG. NEED FOR A WASTE MANAGEMENT LICENCE;

12.1 If the redevelopment proposals require any prior consent associated with the Order Lands then the relevant orders will be applied for in due course using the appropriate powers.

13. DETAILS OF ANY VIEWS WHICH MAY HAVE BEEN EXPRESSED BY A GOVERNMENT DEPARTMENT ABOUT THE PROPOSED DEVELOPMENT OF THE ORDER SITE;

N/A

14. WHAT STEPS THE AUTHORITY HAS TAKEN TO NEGOTIATE FOR THE ACQUISITION OF THE LAND BY AGREEMENT.

14.1 Manchester Life have been progressing the land assembly of The Order Land since 2017 and most of the interests are now in the ownership of the Developer and the Council.

14.2 The leasehold interests for plots 4, 7 and 8 identified in Appendix 1 have been acquired by the Developer. A report on title was prepared as part of the due diligence prior to acquiring these plots and they were identified as having unregistered freehold interests. The report on title provided the following information:

14.3 Plot 4:

The Property is registered under title numbers GM276544, GM276545 and GM308712. Each title is registered with good leasehold title.

The Land Registry will have registered the Property with good leasehold title as a result of the freehold title being unregistered at the time the application to register the Lease was made and the party making the application being unable to produce any evidence of the landlord's title.

A search of the Land Registry confirmed that there are no further registered titles affecting the Property and the seller was unable to produce any title deeds relating to any superior interest in the property.

14.4 Plots 7 and 8:

The Property is registered under title number LA243748 with good leasehold title.

The Land Registry will have registered Title Number LA243748 with good leasehold title as a result of the freehold title being unregistered at the time the application(s) to register the

First Lease and the Second Lease were made and the party making the application(s) being unable to produce any evidence of the landlord's title.

A search at the Land Registry confirms that there are no further registered titles affecting the part of the Property registered under Title Number LA243748 and the Seller has been unable to produce any title deeds relating to any superior interest in the part of the Property registered under Title Number LA243748.

15. ANY OTHER INFORMATION WHICH WOULD BE OF INTEREST TO PERSONS AFFECTED BY THE ORDER EG PROPOSALS FOR REHOUSING DISPLACED RESIDENTS OR FOR RELOCATION OF BUSINESSES.

15.1 The Order Lands comprise land and commercial building interests. There are no existing residential properties within the boundary of the Order Lands, and the only business is due to vacate their premises by December 2023, so no relocation of residents or businesses will be required.

15.2 The Developer has engaged with the landlord of 23 Radium Street. 23 Radium Street is a commercial property adjoining, but outside the boundary of the Order Lands and is understood to be occupied by circa 12 businesses on short-term leases/licenses. In person meetings have been held with the landlord and his representatives to share the details of the proposed Scheme.

15.3 As part of the planning application process, a public consultation of the Scheme proposal was undertaken, in line with the policy requirements of the Local Planning Authority.

16. DETAILS OF ANY RELATED ORDER, APPLICATION OR APPEAL WHICH MAY REQUIRE A COORDINATED DECISION BY THE CONFIRMING MINISTER, E.G., AN ORDER MADE UNDER OTHER POWERS, A PLANNING APPEAL / APPLICATION, ROAD CLOSURE, LISTED BUILDING; AND

16.1 There are no related orders, applications or appeals in connection with this compulsory purchase order.

17. IF, IN THE EVENT OF AN INQUIRY, THE AUTHORITY WOULD INTEND TO REFER TO OR PUT IN EVIDENCE ANY DOCUMENTS, INCLUDING MAPS AND PLANS, IT WOULD BE HELPFUL IF THE AUTHORITY COULD PROVIDE A LIST OF SUCH DOCUMENTS, OR AT LEAST A NOTICE TO EXPLAIN THAT DOCUMENTS MAY BE INSPECTED AT A STATED TIME AND PLACE

17.1 If objections are lodged against the Order and a local inquiry is to be held, any relevant information will be provided in due course and arrangements will be made for them to be available for public inspection.

17.2 This Statement of Reasons is intended to fulfil the Council's non-statutory obligations in accordance with the CPO Guidance. It is not intended to be the statement referred to in rule 7 of the Compulsory Purchase (Inquiries Procedures) Rules 2007 and a further statement of case and accompanying information will be forwarded at the appropriate time to all persons who object to the Order. However, in the event of a Local Inquiry being necessary the Council reserves the right to add to or supplement the information contained herein as may be necessary and / or to respond to any objections that may be made.

17.3 Potential objectors are advised to seek independent legal advice with regard to any matter set out in this Statement of Reasons.

18 INQUIRY COSTS

18.1 If objections are lodged against the Order and a local inquiry is to be held, any award of costs shall be considered and determined in accordance with the advice given in Planning Practice Guidance – the award of costs and compulsory purchase and analogous orders.

18.2 A successful objector who satisfies the criteria set out in the above-mentioned planning guidance will receive an award of costs unless there are exceptional reasons for not doing so. A successful objector may, however, where they have acted unreasonably, have their award of costs reduced. A potential objector should, however, be aware that a dispute over the valuation of their property, or other compensation connected with the Order, is not a matter for a Local Inquiry. Such a dispute will be dealt with by the Lands Tribunal.

19 FINANCIAL ABILITY OF THE COUNCIL AND/OR THE DEVELOPER TO CARRY OUT THE PROPOSED DEVELOPMENT OF THE ORDER LANDS

19.1 The Developer has identified sufficient funds from its own resources, to meet the costs associated with acquiring the interests in the Order Lands.

19.2 The acquired interests along with the Developer and the Council's interest will then be developed by Manchester Life via the Developer, to deliver the Scheme.

19.3 The Scheme is considered to be deliverable by both the Council and Manchester Life. Following a number of pre-application meetings with the local planning authority, a planning application was submitted in [June 2023] and it is anticipated that planning permission for the Scheme will be granted in [September 2023]. The Scheme has been carefully considered and requires all the Order Lands to create a comprehensive redevelopment to meet the regeneration requirements of the Poland Street Zone NDF.

19.4 The Developer has identified sufficient funds from their own resources to meet the costs associated with the construction of the Scheme.

19.5 The Developer will procure the construction team to build the Scheme.

20 CONCLUSION

20.1 Without the acquisition of the Order Lands and other interests within the Order Lands, it will not be possible to deliver this comprehensive redevelopment scheme, which accords with the Poland Street Zone NDF, and there is therefore a compelling case in the public interest for the acquisition of the Order Lands.

20.2 It is essential that all of the Order Lands are acquired, as failure to achieve regeneration will adversely affect the potential for further investment in the wider area.

20.3 The Council believes that for the reasons set out in this Statement of Reasons, there is a compelling case in the public interest to justify the making of this Order.

Appendices

Appendix 1 The Order Lands

Appendix 2 Ancoats neighbourhood and the location of the Scheme

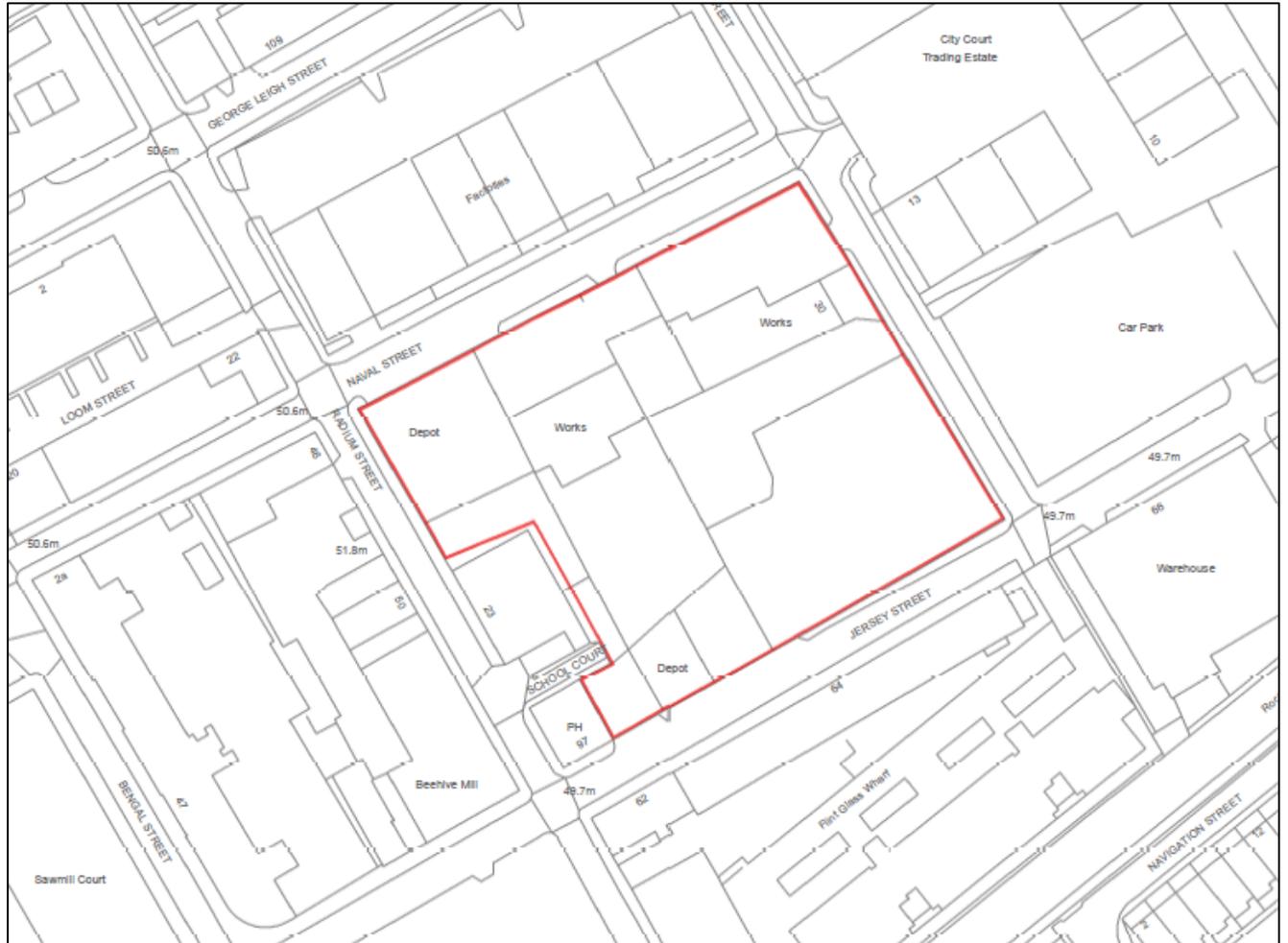
Appendix 3 The Scheme

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Appendix 1 – The Order Lands



Appendix 2 - Ancoats neighbourhood and the location of the Scheme



Appendix 3 – The Proposed Scheme

