

**Banidev Limited
Ancoats Works, Pollard Street, Manchester
Consultation Report
December 2021**



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1. Introduction

This report has been prepared by Font Communications on behalf of Banidev Limited, to support a full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) at the site of Ancoats Works on Pollard Street, Manchester.

The Applicant is a development partnership between Capital & Centric and Kamani Property Group. Capital & Centric is a Manchester-based social impact developer and regeneration specialist. They have completed over 500,000 sq. ft. of development projects in the last 5 years and currently have a £450m development pipeline across the commercial, residential, hotel and leisure sectors in a number of UK regional cities. Kamani Property Group is a global leader in the ownership and development of commercial, residential and industrial buildings. They have completed and are currently working on a number of projects in Manchester City Centre from office and retail buildings in Manchester's Northern Quarter, to residential and industrial projects further afield. Banidev Limited is a subsidiary of Kamani Property Group. Hereafter, the development partnership is references as 'the applicant'.

This report sets out the pre-application consultation activities undertaken by the applicant and its professional team in support of the plans for Ancoats Works, providing a summary of activity and pre-application feedback received.

The Planning Statement and Design Access Statement provides the full details of the application. However, for the purposes of the consultation and communications to communities surrounding the site, the application can be summarised as:

- Up to 193 homes, including a mix of 1, 2 and 3 bedroom apartments, most with a view of the neighbouring canal and 10 townhouses fronting onto Carruthers Street
- A design incorporating the retention and restoration of the Ancoats Works frontage on Pollard Street as well as parts of the existing warehouse
- A residents' gardens and further planting around the site
- A 219 sq.m space for a new business, such as corner store or café bar
- Repairs to and restoration of the canalside

The applicant is committed to meaningfully engaging local residents and stakeholders and took an open and inclusive approach to consultation. A public consultation was undertaken from Friday 19th November – Monday 6th December 2021 (with a Consultation Event held on Monday 29th November) to secure feedback on the proposed development and address any questions directly. The consultation included:

- Varied methods of engagement and awareness raising, including community contact points; information on a dedicated local consultation website; a newsletter including a questionnaire sent directly to local residents and businesses; stakeholder correspondence; promotion of the consultation through social media channels; and a public consultation event at a venue close to the site
- Updates and meetings offered key stakeholders and interested parties
- A proactive approach to engagement with the media

This report presents an overview of the views and feedback from the consultees that have been engaged in the process. All the comments received during the consultation have been logged and analysed and, where appropriate, taken into account in the shaping of the planning application. These comments have assisted in understanding the issues that are of most interest to consultees; especially those residing in the surrounding local community.

2. Methodology

2.1 National policy on consultation

Community involvement is an essential part of the planning process and helps to ensure that development is shaped by local views. The applicant recognises that community involvement is an integral and important component of planning and its approach to consultation with the local community reflects this.

While there is no legal requirement to undertake pre-application consultation on most planning applications, it is widely recognised that involving local communities leads to better development. Consultation provides the opportunity to glean information and ideas from a local community which can enrich a scheme. It also provides the opportunity to understand local concerns and aspirations.

The National Planning Policy Framework (NPPF), revised in July 2021, encourages applicants to undertake pre-application consultation. Paragraph 39 states: “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The NPPF also states that local planning authorities should encourage those applicants, who are not already required to do so by law, to engage with the local community before submitting their applications: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer” (Paragraph 40).

2.2 Manchester City Council’s Statement of Community Involvement (SCI)

All local planning authorities are required by law to adopt a Statement of Community Involvement (SCI) setting out how consultation takes place on planning issues. Most SCIs also provide guidance to developers on how they should undertake pre-application consultation within the local community.

In designing the engagement strategy for Ancoats Works, the applicant has taken into account the content of Manchester City Council’s SCI. Adopted in 2017, it encourages developers to consult the community for significant development proposals. The guidance recommends applicants undertake pre-application consultation ensuring opportunity for comment, including methods such as letters to residents and businesses, a public exhibition, a website, and leaflets. The SCI also states that a Consultation Report should accompany the application, detailing activities undertaken.

2.3 Font Communications

Specialist consultants Font Communications were engaged to design and implement a consultation on the plans and report back on the results. Font Communications is an independent communications consultancy specialising in consultation relating to planning applications.

3. Consultation methods

3.1 Overview of consultation

The consultation was launched on Friday 19th November 2021 and closed on Monday 6th November 2021, with an in-person event held on 29th November at Hope Mill Theatre, 113 Pollard Street, a venue close to the development site. The pre-application consultation sought to detail the proposed development in an open and accessible manner, proactively seeking the views of those living and working nearest the site.

3.2 Engagement with local planning authority

Various pre-application discussions were held with Manchester City Council at an early stage and throughout the project's development to assist in gaining an understanding of key issues. A number of pre-application meetings have been held with planning and technical officers. This was an iterative process which benefitted from meetings and the exchange of information via email.

Pre-application discussions have been held with planning and technical officers at MCC on the evolving scheme during 2021 and early 2022. A high-level summary of key themes discussed with officers to date is provided below:

- Principle of redevelopment and relationship to the Eastlands Regeneration Framework;
- Land uses;
- Retention of elements of the existing Ancoats Works buildings, including the Pollard Street façade and cast-iron columns in the landscape;
- Scale, massing, and relationship to the Grade II* listed Hope Mill;
- Landscaping;
- Architectural appearance and materiality.

The information that was discussed at these meetings was met positively by officers at the City Council.

3.3 Newsletter

As part of the consultation, a newsletter was sent to properties within a 0.2 mile radius around the site, including over 1,700 homes and over 100 businesses. The newsletter introduced the project and proposed development, provided details of the consultation, publicised the contact channels and included a tear-off questionnaire which could be returned to the project team via Freepost. A freepost envelope was also provided with the newsletter to encourage participation. The newsletter can be viewed at **Appendix 1** with the distribution area available at **Appendix 2**.

3.4 Project website

Launched to coincide with the consultation opening, the dedicated project webpage/website (www.ancoatsworks.co.uk) was created to provide visitors with information about the scheme, the consultation process, clear community contact points, and act as a hub for further updates as the project developed. The website also provided visitors with an opportunity to complete the consultation questionnaire online. The website, which was promoted through the letters, newsletter, press releases, and social media channels, can be viewed at **Appendix 3**.

3.5 Questionnaires

A questionnaire was developed to seek feedback on the proposals. Consultees were able to either complete the questionnaire in hard copy (if they received a copy of the newsletter in the post or if they attended the Public Consultation Event in person) or on the project website. An overview of responses to the questionnaire can be read in **section 4** of this report.

3.6 Consultation event

A consultation event was widely promoted and held on Monday 29th November 2021, 3pm – 7pm, at the nearby Hope Mill Theatre, 113 Pollard Street. Facilitated by members of the Ancoats Works project team, details of the proposed development were provided on information boards and the team were on hand to answer any questions. The event was attended by around 40 people. The consultation information boards can be viewed at **Appendix 4**, with images from the event available at **Appendix 5**. Hard copies of the feedback forms were provided at the consultation event so attendees could submit detailed feedback on the scheme in person.

3.7 Community contact points

A range of community contact points were established, which were advertised during the consultation:

- Freephone Information Line: 0800 689 1095
- Email: info@ancoatsworks.co.uk
- Freepost address: Freepost HAVE YOUR SAY (no stamp required)

Contact with the team was responded to where a response was requested or appropriate. Where possible, those who contacted the project team were directed to further resources or encouraged to participate in the consultation.

3.8 Press releases and awareness raising

As part of the consultation strategy, the applicants took a proactive approach with local and regional media outlets in order to encourage participation in the consultation and inform a wider audience of the proposed development. A press release was issued on 24 November 2021 to outline the proposed development of the Ancoats Works site and promote the consultation. It can be found in **Appendix 6**.

3.9 Social media promotion

Wider awareness raising activity was also undertaken to provide information to local residents and stakeholders and encourage participation in the consultation, including the posting of engaging content across Capital & Centric's social media channels – which have circa 15,000 followers.

An Ancoats Works paid social media advertisement was posted to Capital& Centric's Instagram and Facebook and circulated to an audience of a 2.5km radius. Analytics demonstrate the posts reached an audience of 12,484, had 16,934 impressions, 553 link clicks and 4,972 actions. Example social media posts can be viewed in **Appendix 7**.

3.10 Stakeholder letters and meetings

Key stakeholders pertinent to the site, including residents in the local area, owners of the neighbouring Hope Mill and Manchester City Council ward members, were written to upon the launch of the consultation. Councillors were sent a letter inviting them to attend a briefing with the project team and proactively outlining the proposed development. The letter encouraged attendance of the drop-in consultation event and also offered a one-on-one meeting to those who sought to discuss plans in further detail. A copy of the newsletter was also disseminated to councillors initially, and then to local residents.

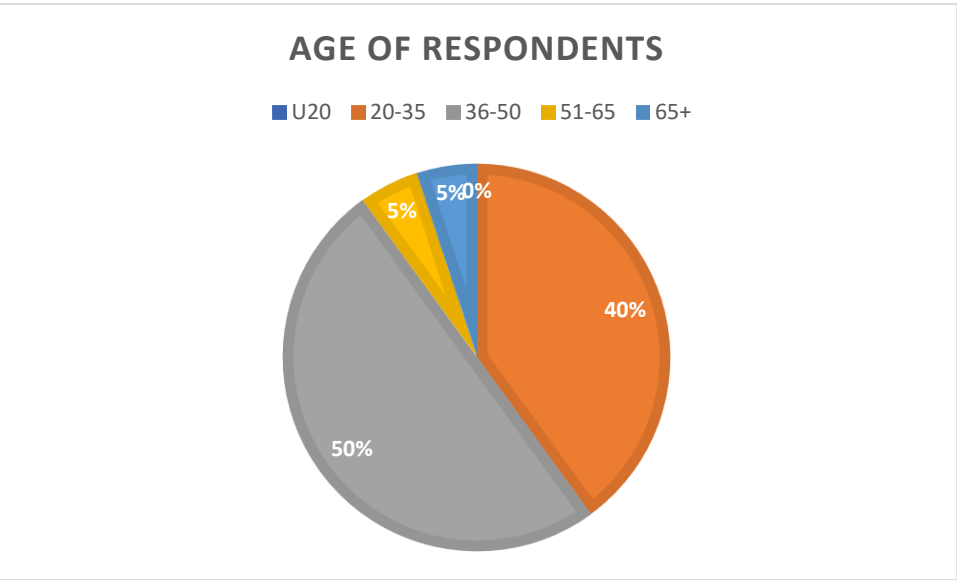
4. Feedback and responses

This section of the report provides an overview of the comments that were made throughout the consultation. This encompasses feedback from the variety of methods and channels outlined in the previous section of the report, including views received via responses to the questionnaire and via calls and emails, and the responses from the applicants.

4.1 Questionnaire responses

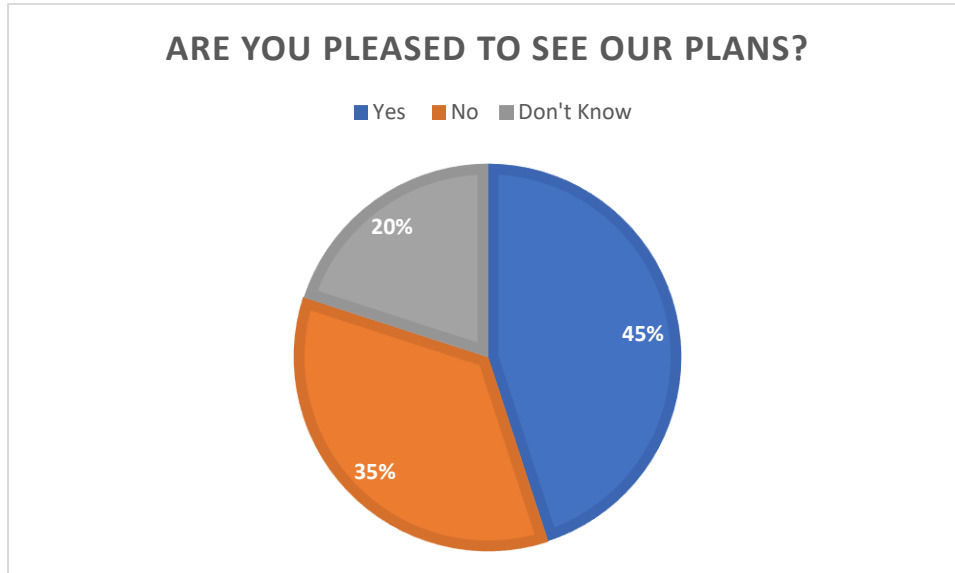
A total of 21 questionnaires were completed, both as hard copy forms and online via the Ancoats Works website. The questionnaire included several questions about different aspects of the plans for Ancoats Works as well as provided ‘open’ space for respondents to submit general comments or questions. This was supplemented by the provision of contact channels, should people wish to submit more detailed comments.

The questionnaire sought to understand the demographic of those who participated. The breakdown of ages of respondents (where stated) is shown below. The plurality of respondents were in the 36-50 age bracket, with 20-35 year olds also a notable contingent.



Question 1: Are you pleased to see our plans to bring forward Ancoats Works as the next project in Ancoats?

The three options for this question were Yes, No, and Don't Know. Of those that responded to the question, 9 answered 'yes', 7 responded 'no' and 4 responded 'don't know'. Almost all respondents went on in the following questions to provide a rationale for their selection.



Question 2 – What do you think about the plans to create new homes and retain the existing Pollard Street frontage as part of the design?

A selection of the variety of comments received include:

- *"Great to have new homes, but I'd like to see some affordable homes if possible. It's also important to consider the services in the area, there's only one local doctors surgery in the area for example - the council need to ensure there's investment in that space too."*
- *"I love the frontage and glad you're keeping that, but I adore the ruined back of Ancoats Works. I bought a house on the opposite side of the canal facing onto the ruined section. I'd love to see that restored, just like you've done with Crusader mill and what Urban Splash did with Stubbs Mill! I notice that your plans don't keep the chimneys, it's a shame!"*
- *"I think the entire Ancoats works building should be retained and an important bit of Manchester heritage preserved. It's one of the few remaining red-brick warehouses and sits next to the Grade 2 listing Hope Mill; forming an important piece of the local victorian history."*
- *"The more old factory buildings that are maintained the better."*
- *"Great idea keeping the heritage."*
- *"It's important to preserve heritage so it's a good idea."*
- *"Great, it's an underused site and I am happy the frontage and sign would be kept."*
- *"It is great that the original facade is being retained, as it would have been a tragedy to lose such an important piece of heritage. It is very disappointing, however, that the Bank of England pub will be demolished. Not only does it mean losing another piece of Manchester's social history, but also*

the pub could have become an important part of the local community, and integrated into the scheme similarly to the Black Friar in Salford and Edinburgh Castle in Ancoats. I would question the need to create a new 'landmark' building on this corner, as the Bank of England already serves this purpose."

Question 3 – What do you think of space for a new business, such as a shop or café-bar?

A selection of the variety of comments received include:

- *"This will help to develop the amenities in the area, but as above, the Bank of England could have been adapted to serve this purpose creating a gastropub or similar, again something that has been very successful with the Black Friar and Edinburgh Castle."*
- *"Great. It would be nice if it was a pub though."*
- *"Brilliant idea as long as it's fitting for the community."*
- *"I think a mixed-use development is a great idea, it would be good to see something for the local community like an NHS dentist that would really benefit all. A cafe selling £3 coffee would not be used by a lot of people living in the area so would not be a community asset."*
- *"There needs to be more than one commercial space to add any benefit to the local community. The plans vastly increase the number of residents in an already crowded part of town with very few local amenities."*
- *"It would be good to have shops and café."*
- *"Love it. Can you be more ambitious? Offer the space above the cafe as a community use area, rather than JUST ANOTHER flat. Proper provision needs to be made within the plans for taxi pick up & drop off for people coming to the new business without blocking the space in front of the traffic lights at the Carruthers Street / Pollard Street junction."*
- *"Cafe and shop will be very welcome. Whatever you do needs to have style and fits within the area. A small retail outlet, independent business."*

Question 4 – What do you think about plans to improve the look of the site, with new planting and repairs to the canal-side?

A selection of the variety of comments received include:

- *"The development should also make good the lighting under Carruthers Street bridge that is adjacent to site. Lighting along the waterfront edge of the site should be considered to improve visibility walking along the canal path at night."*
- *"Excellent, the Ashton canal is a great asset to the area but access to it could always be improved."*
- *"Disappointed, the rear must be retained where possible to maintain the local heritage. The red brick rear chimney should be saved."*
- *"I am glad that you're planning on restoring the canal side, as sometimes it feels a bit dodgy since the bridge has no lighting. I do wish you'd try to restore the old ruined section of the building however, rather than get rid. I live directly opposite the ruined section of the site and love having*

heritage on my doorstep. It seems such a huge shame to lose that. Any new planting would be excellent though. I'd love to see more trees around here. The planting at Kampus is GORGEOUS, please bring that same planting design here! :)”

- *“I think the current mature trees should be kept but I'm happy to see the development does feature a lot of greenery.”*
- *“We recommend that Capital&Centric keep as many existing plants as possible. Otherwise, there is a high risk that the side of the canal by the Ancoats Works will become a brick desert with manicured small green space only available for the residents at the cost of current trees and shrubs.”*

4.2 General enquiries and submissions

In addition to the feedback forms received, the applicant also received several submissions via the community contact channels. These covered a variety of topics including: interest in becoming a supplier for construction of the site, submission of scanned versions of the feedback forms, requests for more information from those who could not attend the consultation sessions, and submissions of feedback.

The topics raised have been summarised in the below table alongside the comments received via the questionnaires.

4.2 Qualitative feedback and applicant response

As part of the consultation, the applicant received written responses to the qualitative questions asked as part of the questionnaire. The questions asked of consultation respondents were:

- *Are you pleased to see our plans to bring forward Ancoats Works as the next project in Ancoats?*
- *What do you think about the plans to create new homes and retain existing Pollard Street frontage as part of the design?*
- *What do you think about space for a new business, such as a shop or café bar?*
- *What do you think about plans to improve the look of the site, with new planting and repairs to the canal side?*
- *Please use this space to add any other comments*

The applicant also received general communication via the dedicated consultation channels. The below table breaks down the common, recurring themes from the feedback and provides the applicant's response, with sample comments provided to provide context for each theme.

Topic	Summary and sample comments	Applicant Response
Feedback on the retention of existing frontage	Several comments received related to the incorporation of historic frontage of the existing structure into the building design. Several of these welcomed and supported the approach, whilst some suggested more of the existing structures should be retained. Example comments include: • <i>"It is great that the original facade is being retained, as it would have been a tragedy to lose such an important piece of heritage."</i> • <i>"I think it's incredibly important to retain history of the area."</i> • <i>"Support the retention of the Pollard Street frontage. The former Bank of England building on the corner of Pollard Street/Carruthers Street should be retained to become a local amenity for the new/existing residents."</i> • <i>"Great, it's an underused site and I am happy the frontage and sign would be kept."</i> • <i>"I think the entire Ancoats works building should be retained and an important bit of Manchester heritage preserved. It's one of the few remaining red-brick warehouses."</i> • <i>"Great to incorporate the frontage."</i>	The applicant is proud to retain the original façade at Ancoats Works, reflecting the commitment to Manchester heritage. The original use for the site was as a cotton mill, making use of the Ashton Canal next door – almost all homes will have a canal view, further strengthening the link to the city's history. This redevelopment will give a secure future to one of Manchester's increasingly few remaining red-brick warehouses. The applicant plans to keep as much as can be as part of the design, including the existing 'Ancoats Works' frontage on Pollard Street and part of the warehouses to restore as new homes, as well as incorporating some of the steelwork from the building as a striking feature in the garden.

Building height and design	Several comments related to the design of the building. Some expressed positive comments about the design. Other consultees asked questions about the impact of the design on the neighbouring homes. A relevant sample include: • <i>"I live across the canal and am very worried that the development will overshadow our garden and block out the morning sunlight. There are also massive privacy issues involved here."</i> • <i>"I understand that change is inevitable, and just hope that you can carry out this project with us locals in mind. We're going to be overlooked by 8 floors of apartments, and are set to lose out on a gorgeous view, daylight and our peace and quiet - so please be considerate neighbours."</i> • <i>"The 8-storey structure will completely obscure our view onto Hope Mill, and block out the morning sun and our view of the sky. The structure is simply too high, and the dominance of Hope Mill is certainly not maintained from our vantage point."</i>	The applicant designed the community carefully to fit in with its surroundings, with two, apartment buildings mirroring the shape and material of the historic Hope Mill next door. The new buildings have been designed specifically to make sure they respect the Grade II* listed mill. The position of the buildings reflects a mill that once stood on the site but was dismantled following fire damage. The applicant has carefully considered the views of the site as part of the design process, exploring various iterations of the layout to ensure that appropriate distances are maintained (or in some cases bettered) with existing buildings. A detailed daylight and sunlight report has been submitted with the planning application that demonstrates a minimal impact. The applicant intends Ancoats Works to be a high-quality, design-led community, with quality materials and exceptional design. Design proposals at Ancoats Works reflect the history of the site in two, 8 storey brick buildings designed to reflect the former mill premises on the site. The design has intentionally stepped the proposed building back from the edge of the canal, providing space to create an attractive, improved canalside and create appropriate distance between the new buildings and existing homes on the opposite side of the canal.
Delivery of new homes, type and tenure of housing	Several comments related to the type of housing that will be provided and affordable housing. • <i>"There is a good mix of housing types and sizes, although the lack of affordable housing does nothing to help the ongoing housing crisis."</i> • <i>"Sounds fine but there are so many of those already, would be better at affordable housing."</i>	A mix of 1,2 & 3 bedroom apartments are featured in the planning application, most with a view of the neighbouring canal and 10 townhouses fronting onto Carruthers Street. The applicant's proposals include the retention of substantial amounts of the existing building to reflect the heritage of the area and its importance in the industrial past of Ancoats. Unfortunately, this means

	<i>“There is also no mention of affordable housing in the development. In addition, I would like to see what section 106 money the development would give to support the local area? The stretch of canal opposite has no lighting and the two listed bridges in the site of the development also do not have working lights which the council does not have money to replace. Would Capital and Centric be willing to pay for this as the canal is used by the whole local community?”</i> <i>“All good as long as they are no investment properties.”</i>	that the cost of construction is higher than a development which does not do so and therefore it has not been possible to include affordable housing in the scheme.
Parking provision	Several comments related to parking provision at the site. A relevant sample include: <i>“I notice that there's no reference to car parking. I think this is great and support this approach with close links to the city and Metrolink network it is not appropriate to have any form of formal car parking.”</i> <i>“Not interested. It looks like you have made no provision for parking whatsoever. You have 148 residents and no car park for them. They will without doubt have cars and where will they park.”</i> <i>“The lack of parking is a real concern in the already busy area. I was under the impression that any townhouse had to have parking. On match days the parking is already a real issue in this area.”</i> <i>“There should be some parking provided or drop off bays at least.”</i> <i>“Provide parking.”</i> <i>“It would be preferable if the developer provided at least some parking spaces to people moving into Ancoats Works. And further, look into decreasing the size of the planned development.”</i>	The applicant is not proposing a car park as part of Ancoats Works as they are looking to create a truly sustainable development that encourages people to walk, cycle and use public transport. The site is in a sustainable location in the city centre – with amenities on the doorstep for residents. Ancoats Works will be a well-connected community, with cycle and running routes down the canal, New Islington tram stop in close proximity, and bus routes on the doorstep. This will be an inclusive community, with all entrances being accessible and disabled parking bays planned on Pollard Street. Ancoats Works will have 100% provision of bike parking, 50% in secure parking and 50% in specifically designed locations in apartments. Active travel choices are becoming an integral part of the Manchester city scene, with further incoming investment in active & public transport. The applicant is proposing to provide disabled parking and a Car Club parking bay on Pollard Street.
Expressions of interest	Several comments/approaches received expressed an interest in future opportunities at the site, included future supply chain opportunities during construction and interest in purchasing the apartments.	The applicant welcomes early interest in opportunities at Ancoats Works. Once the development is completed the availability of apartments will be widely advertised.

		Construction of the project will create new job and supply chain opportunities. The applicant acknowledges those who have expressed an interest to date and, once a contractor is appointed to deliver Ancoats Works, with their permission, their contact details will be shared.
Demolition of parts of the site	Several comments received made the suggestion that the former pub should be retained and restored as part of the design. A sample of comments includes: • <i>"I love the idea! I'd love to see the pub restored and brought back to life! Please don't demolish it! Incorporate it into the design, expand it and retain the heritage! A new Bank of England for a new neighbourhood!!!"</i> • <i>"The Ancoats Mill building should be retained. The building proposed to replace it is a huge monolith very close to much smaller (up to 2-3 stories) town houses. The Ancoats Works development should be re-designed to a) retain and preserve the existing Ancoats Mill building in its entirety, and build a larger building on the car park to improve the transition between buildings on either side."</i> • <i>"Save the rear of the mill and incorporate into new plans."</i> • <i>"I think it is great to retain the frontage but a real shame to lose the chimneyed piece of architecture canal side which is a beautiful piece of Manchester's industrial heritage."</i>	The pub has been closed for the last decade and the building is in a poor state of repair. Its retention has been explored but isn't possible. However, the proposed commercial unit on the corner of Pollard Street and Carruthers St occupies a similar footprint and is intended to provide a similar function. Similarly, it hasn't been possible to retain all of the boiler room and chimney but the applicant is keeping part of the wall overlooking the canal to reflect the heritage of the site. The applicant is keeping as much as we can as part of the design, including the existing 'Ancoats Works' frontage on Pollard Street and part of the warehouses to restore as new homes.
Gardens and green spaces	Several comments related to the planned gardens and green space at Ancoats Works. Some expressed positive comments and support for this provision. Other consultees asked questions about the impact of the approach. A relevant sample include: • <i>"Any improvements to the canal are welcome."</i> • <i>"I like that very much, please include more planting, green space and playground? Could be wooden one."</i>	The applicant will be investing in the outdoor spaces around the building, which will act as a residents' garden. This will feature planting and places to hang out, do exercise, or have a BBQ with friends. It'll feature planting throughout that will bring more greenery to the area. Currently, the canalside is in poor repair and is not an attractive environment. The application includes restoration and repairs to the canalside as part of the residents' garden, featuring places to sit and relax, as well as greenery and planting.

	• <i>"It is a pity that the remaining canal side gable cannot be retained, but appreciate that it is past the point of repair. The planting will really improve the appearance of the area from the canal tow path."</i> • <i>"Limiting access to the garden by the Ashton Canal to Ancoats Works residents will create further tensions and divisions in our local community. While Capital&Centric is proudly announcing restoration of this part of the canal, the reality is that it will not be to the benefit of the residents in any form."</i> • <i>"More plants the better and repairing the canal would be good too."</i> • <i>"I think the current mature trees should be kept but I'm happy to see the development does feature a lot of greenery."</i> • <i>"Supportive. Activating the canal side will add a lot to the area. Even if it's just visually."</i> • <i>"That will be lovely and improve safety."</i>	The site is not publicly accessible with the canal towpath being on the opposite side of the canal. The intention is to create a better setting to the canal, visual interest to users of the canal, and a new garden for residents of the building, which is so important in a post-covid world. Whilst the development will include the removal of self-seeded trees on the industrial site, the proposed outdoor spaces and planting will represent a net gain planting. It is proposed to limit access to the garden for security purposes.
Community facilities	Several respondents related to community facilities at the site and in the surrounding area, including comments on the proposed commercial facility at Ancoats Works. A sample of comments included: • <i>"Approve with the idea of a shared community space."</i> • <i>"Love it. Can you be more ambitious? Offer the space above the cafe as a community use area, rather than JUST ANOTHER flat. Proper provision needs to be made within the plans for taxi pick up & drop off for people coming to the new business without blocking the space in front of the traffic lights at the Carruthers Street / Pollard Street junction."</i> • <i>"There needs to be more than one commercial space to add any benefit to the local community."</i> • <i>"Cafe and shop will be very welcome. Whatever you do needs to have style and fits within the area. A small retail outlet, independent business."</i> • <i>"Create a space for the community to use."</i> • <i>"Great. It would be nice if it was a pub though."</i>	The applicant has included a new commercial space on the Pollard Street and Carruthers Street. It will be a space of around 100m2 that is hoped will become a real hub for the community. The applicant is keeping the use flexible at this stage so we can accommodate ideas from local businesses – it could be a corner store or a café-bar.

	• <i>"A bar please!"</i> • <i>"Would support."</i> • <i>"Shops and café - not so much. We need more (secondary) school and medical facilities in the neighbourhood."</i>	
Construction	A small number of comments related to construction of Ancoats Works and impacts on nearest residents. A key comment included: • <i>"I'm a recording studio owner inside Hope Mill. My concern is the level of noise construction is going to make is going to impact my business. It is likely to coincide with my opening hours, meaning I can't work for the duration. I expect there to be some kind of contingency compensation for negatively effected businesses."</i>	If the plans are approved by the council, it is planned for construction works to start in 2022, with completion in 2024. This will involve activity on site to take down existing structures and construct the new buildings and communal areas. Measures will be in place throughout construction to control potential impacts on the nearest neighbours. The applicant will work to ensure that the contractor appointed to the do the works liaises with the local community over works that are being undertaken on site and in particular notifies them of periods when noisy operations will be taking place. A Noise Assessment has been submitted in support of the application. This outlines the measures in place to minimise external noise for residents and visitors to acceptable levels using appropriate mitigation built into the proposed design.

5. Conclusion and next steps

Throughout this report, the applicant has demonstrated that pre-application engagement and consultation has been inclusive and proportionate to the proposed development. The applicant has engaged the community and stakeholders as part of the pre-application programme, in line with methods recommended by Manchester City Council.

All the comments received during the consultation have been carefully considered and, where appropriate, taken into account in the development of the planning application submitted to Manchester City Council. As outlined in the previous section, every effort has been made to respond to any suggestions, comments or concerns in preparation of the planning application.

The applicants welcome all feedback provided by stakeholders and community respondents and has sought to address suggestions, questions and requests submitted throughout the pre-application period, for example changes were made to the proposed façade treatment to the building in response to feedback, including the colour of the corner building. The applicant has demonstrated, through this report and the various studies that make up the planning application, that the issues raised have been carefully considered and the potential impacts identified and where possible mitigated. The applicant is committed to being a considerate neighbour and will ensure best practices are followed during construction.

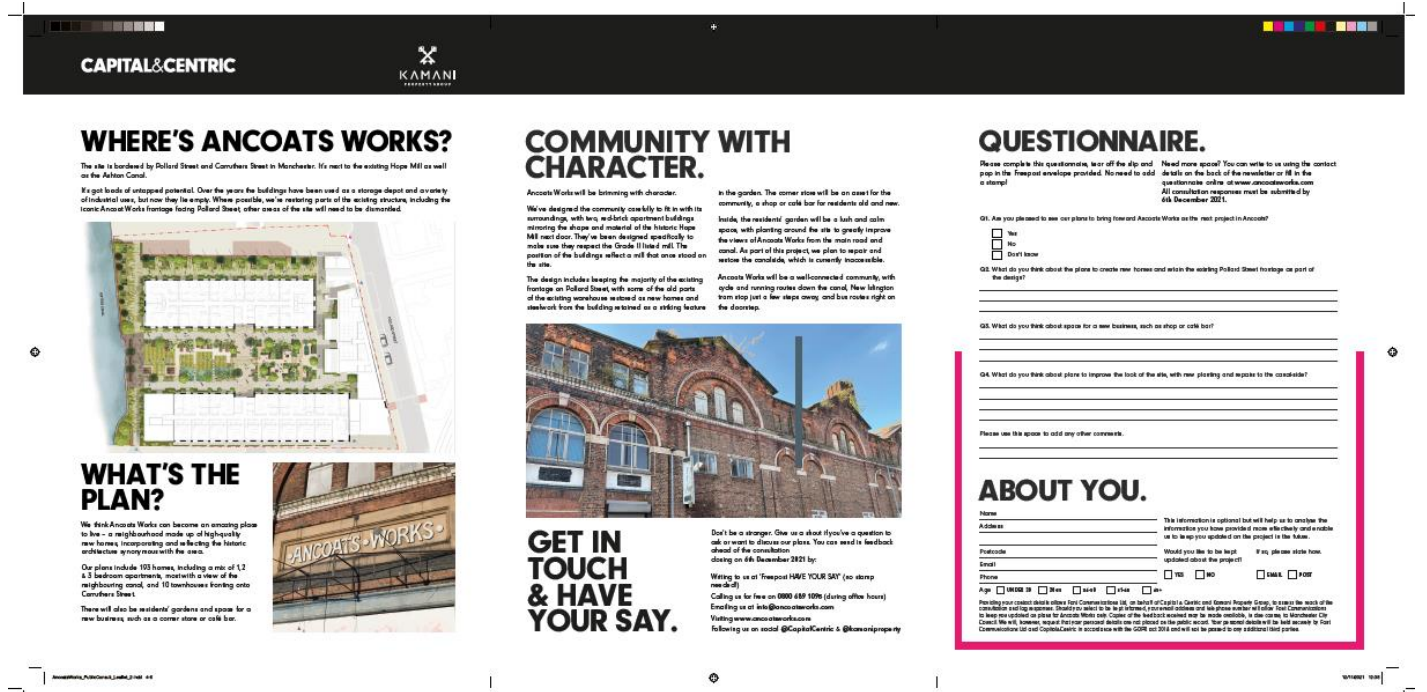
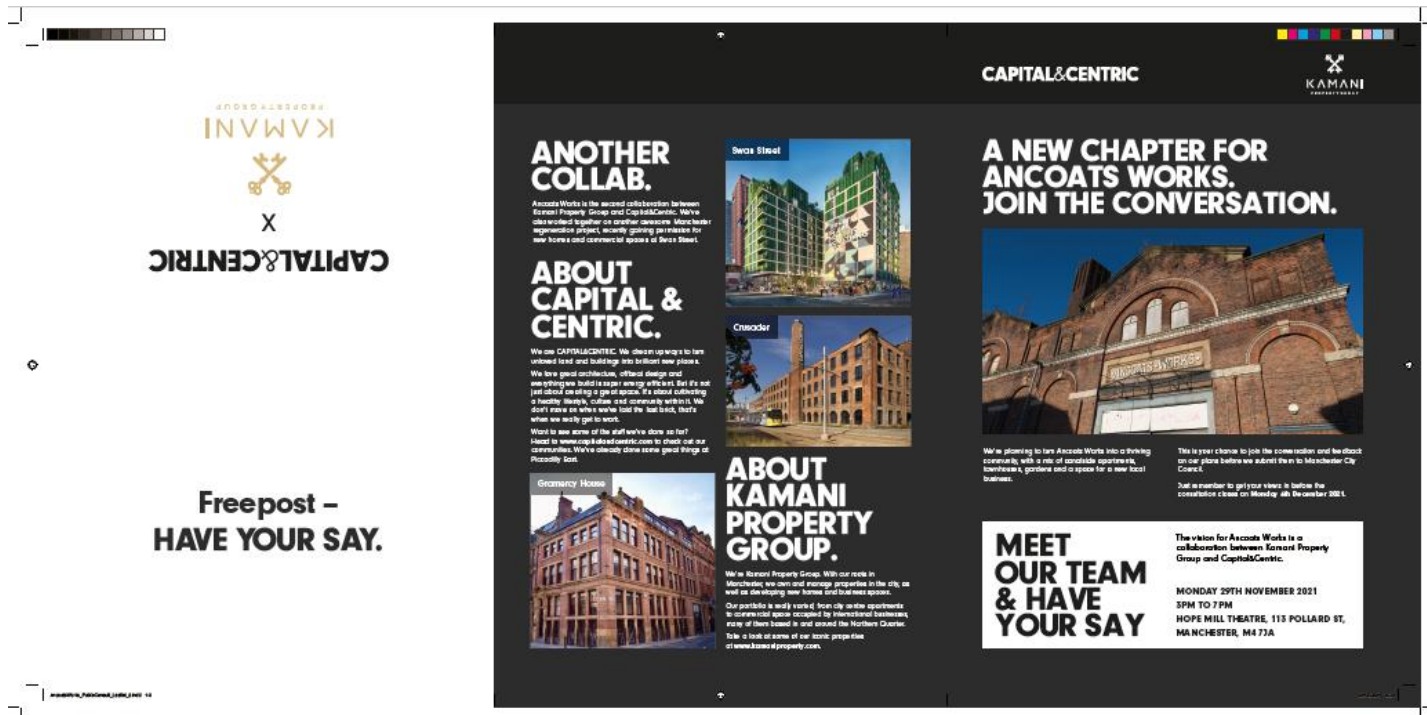
Overall, the vision for Ancoats Works aims to deliver:

- Up to 193 homes, including a mix of 1, 2 and 3 bedroom apartments, most with a view of the neighbouring canal and 10 townhouses fronting onto Carruthers Street
- A design incorporating the existing frontage on Pollard Street as well as parts of the existing warehouse
- A residents' gardens and further planting around the site
- Space for a new business, such as corner store or café bar
- Repairing and restoring the canalside

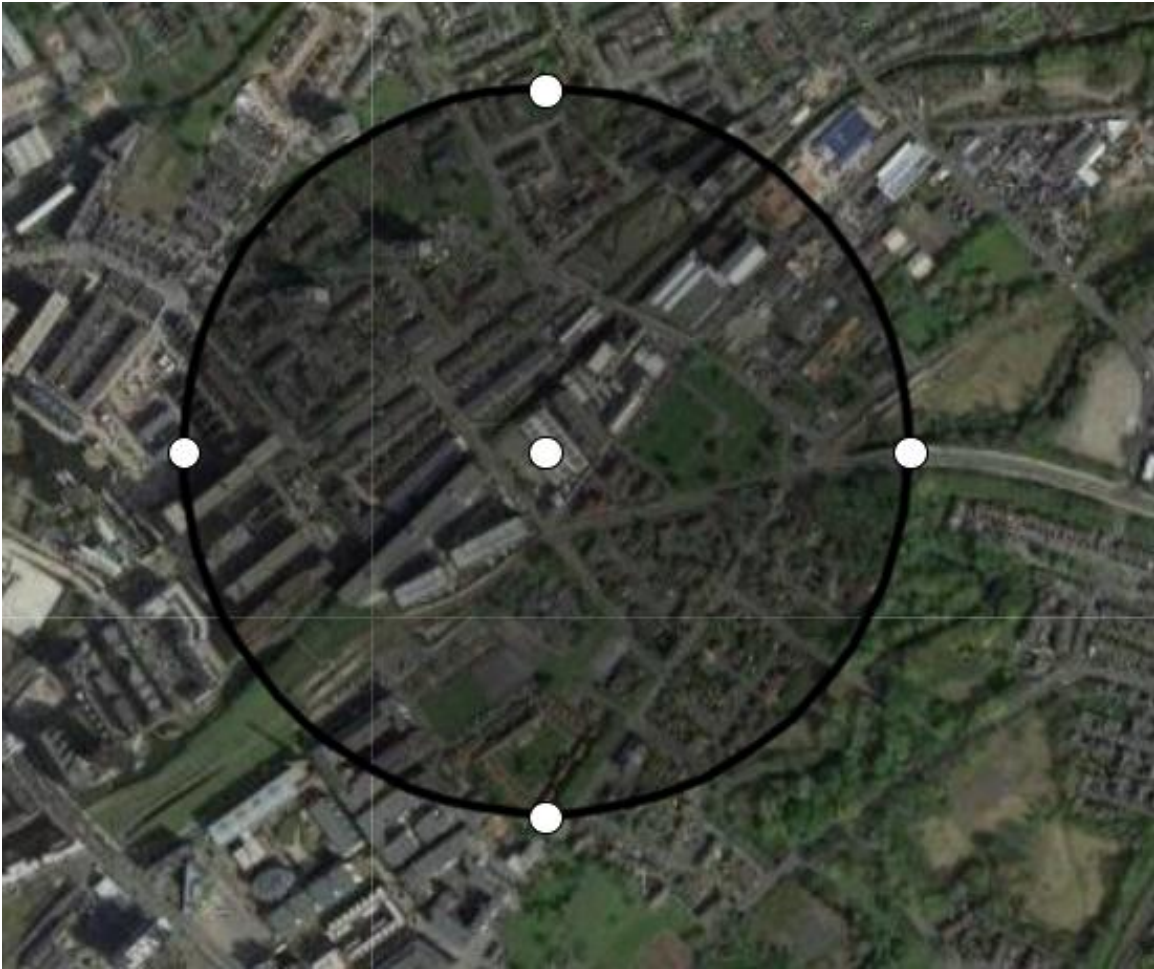
Regarding next steps, the channels used during the consultation period will continue to operate following submission of the planning application, to ensure interested parties and surrounding communities can keep up to date as the development progresses. This will include updates to the established website; maintenance of communication channels including email address and information line; and proactive measures to update and inform stakeholders following submission and consideration of the application.

6. Appendices

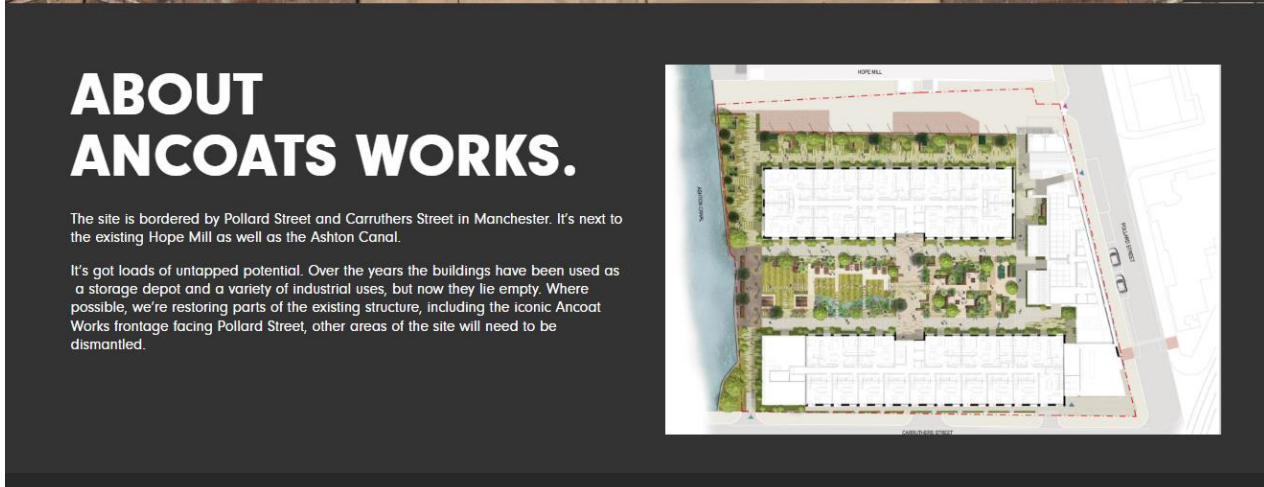
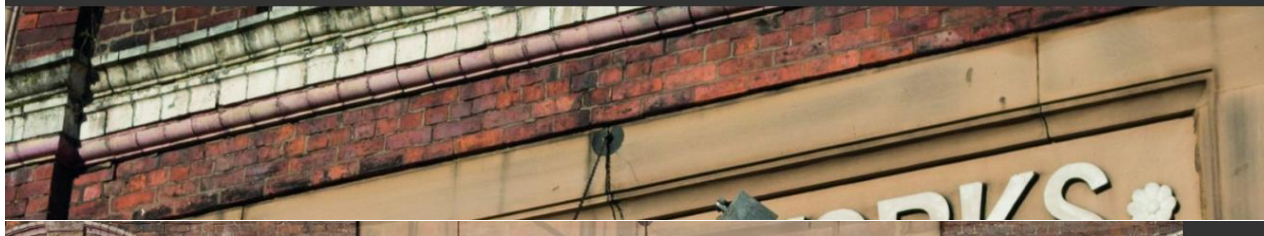
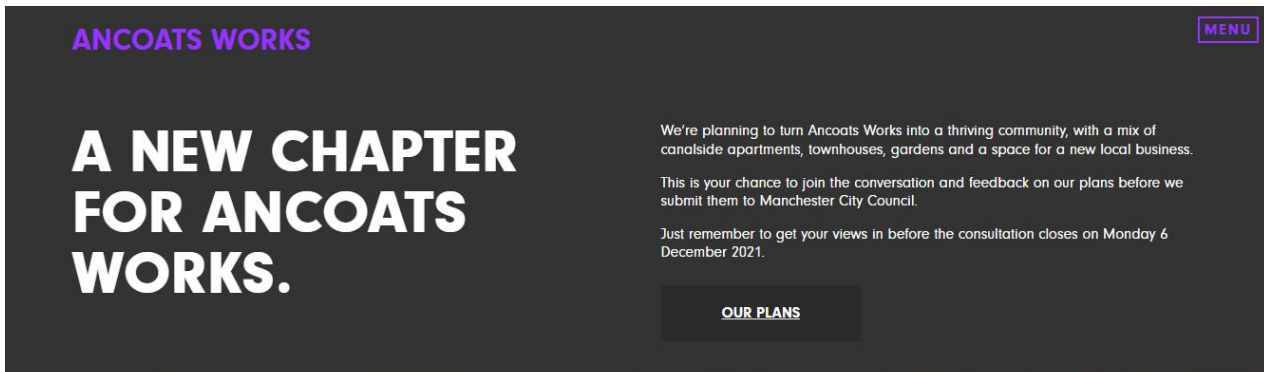
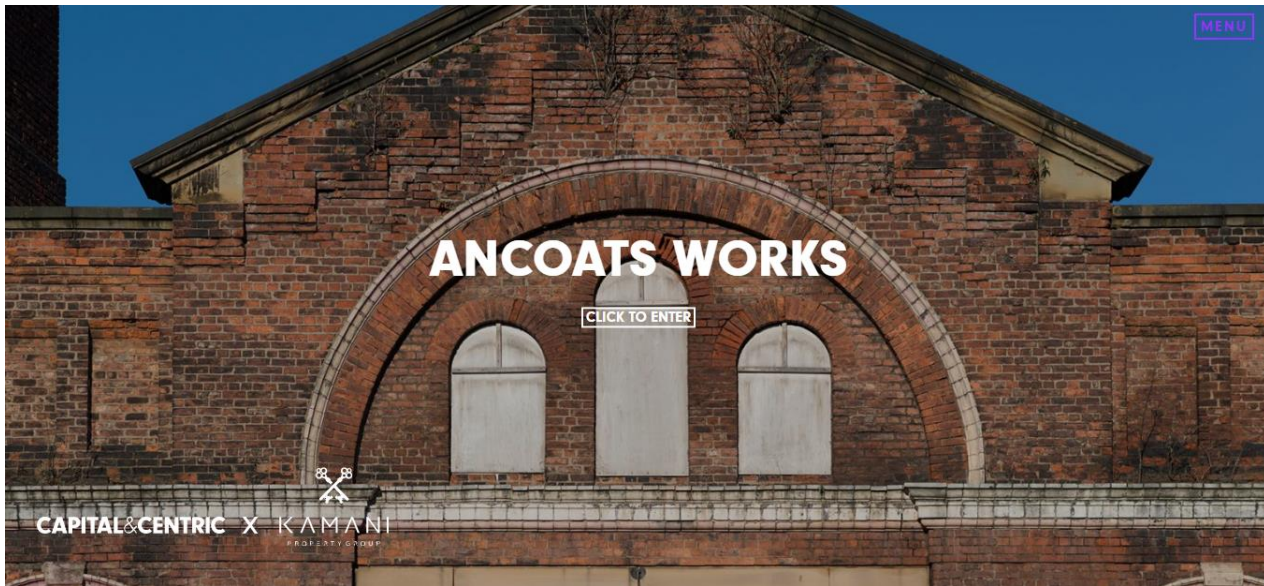
Appendix 1 Newsletter



Appendix 2
Distribution area



Appendix 3
Website homepage



Appendix 4

Consultation event information boards



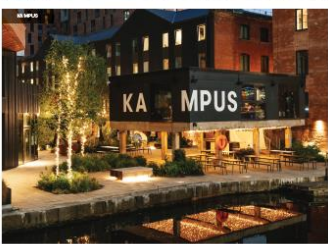

Who We Are.

We are Kamani Property Group and Capital&Centric. We've teamed up to bring forward something special at Ancoats Works, a designed community inspired by the industrial buildings of the area's industrial past.

We've worked together before, with our plans for Swan Street in the Northern Quarter given the green light earlier this year.







We are **CAPITAL&CENTRIC**.
We dream up ways to turn unloved land and buildings into brilliant new places.

We love great architecture, art, band design and everything we build is super energy efficient. But it's not just about creating a great space. It's about collecting a hearty lifestyle, culture and community within it. We don't move on when we've lost the last bit, that's where we really get to work.

Head to www.capitalandcentric.com to check out our communities.



Kamani Property Group.

We are Kamani Property Group. With our roots in Manchester, we own and manage properties in the city, as well as developing new homes and business spaces.

Our portfolio is really varied, from city centre apartments to commercial spaces occupied by international businesses, many of them based in and around the Northern Quarter.

Take a look at some of our iconic properties at www.kamaniproperty.com.

ANCOATS WORKS PUBLIC CONSULTATION



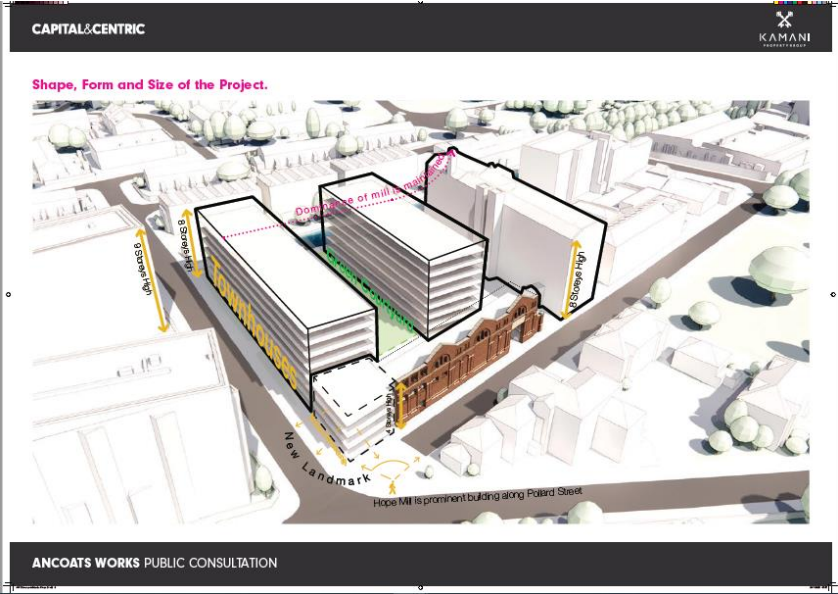
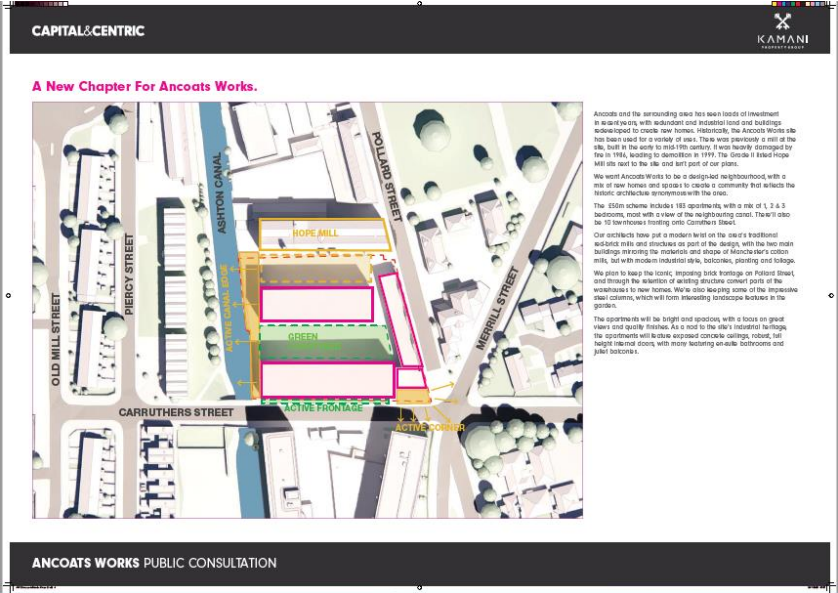
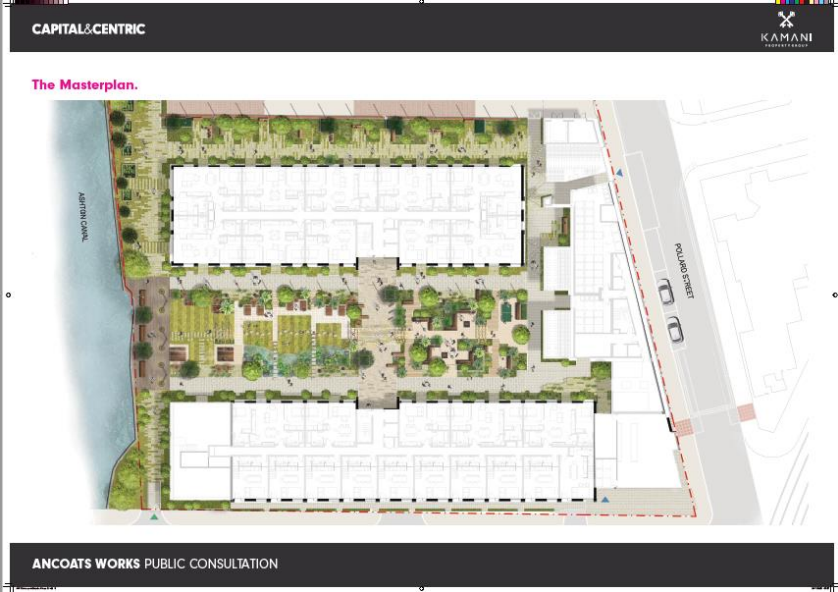
Ancoats Works - the team.

DEVELOPER:	Carrick & Carrick & Barton Property Group
ARCHITECT:	S&P
STRUCTURAL ENGINEER:	RWS
MOTION PICTURE ARCHITECT:	OT
INTERIOR DESIGNER:	Shel Long & Consulting Architects
LANDSCAPE:	Brown Shreeve
FACILITY MANAGER:	SA
CONSTRUCTION & MAINTENANCE OF all things and Consulting Program:	
FOR CONSUMPTION:	ONE
REPAIRING DAMAGED BUILDINGS:	Not yet begun
PROJECT MANAGER:	Shreeve
OFFICE COORDINATOR:	Shreeve
ASSISTANT:	Hughesville

Ancoats Works is in a great location and has loads of untapped potential! Ancoats Works is in a great location and has loads of untapped potential! It's located by Pollard Street and Camelford Street, with the existing Hope Mill on one side and the Ashton Canal on the other.

You might have seen the imposing red brick frontage on Pollard Street, sporting the Ancoats Works signs. We're planning to incorporate that as part of our design, adding parts of the existing windows to deliver new homes and a real community of residents.

Over the years, the buildings have been used as storage depot and for various industrial uses, but neither the buildings on site or the pub are no longer used and in disrepair. We plan to dismantle parts of the existing site where the buildings can be dismantled but where possible, we'll be retaining and incorporating the existing structures and heritage assets into our design.



CAPITAL&CENTRIC

KAMANI PROPERTY GROUP

Redundant Site To Vibrant Community.

The current site brings life to the local area. The existing warehouse building is in disrepair and neglected, with unattractive views from the canal towpath.

Our design includes residents' gardens and outdoor spaces, where people can hang out and get to know each other. It'll be a calm, green space, packed with planting and perfect as a space to exercise or socialise over a BBQ. Residents will also have access to a 'community hub', a place for co-working and hosting events; this space will open up into the lush garden and waterfront. The communal spaces will be generous and crafted using high-quality materials.








The Canalside.

We're also planning to repair and enhance the canalside, creating a new, green waterfront, vastly improving the experience of Ancoats Works from the surrounding area.

We're excited about creating space for a new business at Ancoats Works. The new unit on Pollard Street could be used as a cafe bar or corner store, a place for new and existing residents to enjoy and a new asset for Ancoats.

We're a track record in attracting homegrown, indie businesses to set up shop at our developments, adding vital community assets to the neighbourhood.

ANCOATS WORKS PUBLIC CONSULTATION

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KAMANI PROPERTY GROUP







We'd love you to take a look at what we've got in store at Ancoats Works and let us know your thoughts.

Please take a look around and use this opportunity to speak to our team. Make sure you submit any feedback by 5pm Monday 4 December 2021.

- You can visit our website [ancoatsworks.co.uk](https://www.ancoatsworks.co.uk)
- From the QR to fill in the online questionnaire
- Email us at info@ancoatsworks.co.uk
- Call us on Freephone 0800 457 0195
- Write to us at Feedback@ancoatsworks.co.uk (no stamp required)

We're still working on the plans before we submit a planning application to Manchester City Council, which we plan to do before Christmas.

It normally takes around 5 months for the plans to be considered. If approved, we'd expect to be on site in 2022 with Ancoats Works completed in 2024.



ANCOATS WORKS PUBLIC CONSULTATION

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KAMANI PROPERTY GROUP

Connections & Considerations.

We've carefully considered the plan for Ancoats Works, including how people will access the site.

The site is in a super sustainable location in the city centre - with loads of amenities close by for residents. Ancoats Works will be a well-connected community, with cycle and walking routes down the canal. New Brighton tram stop just a few steps away, and bus routes right on the doorstep.

All residents will have access to cycle storage, with a mix of provision both in apartments and a secure storage on the site.

This will be an inclusive community, with all amenities being accessible and disabled parking being planned on Pollard Street.

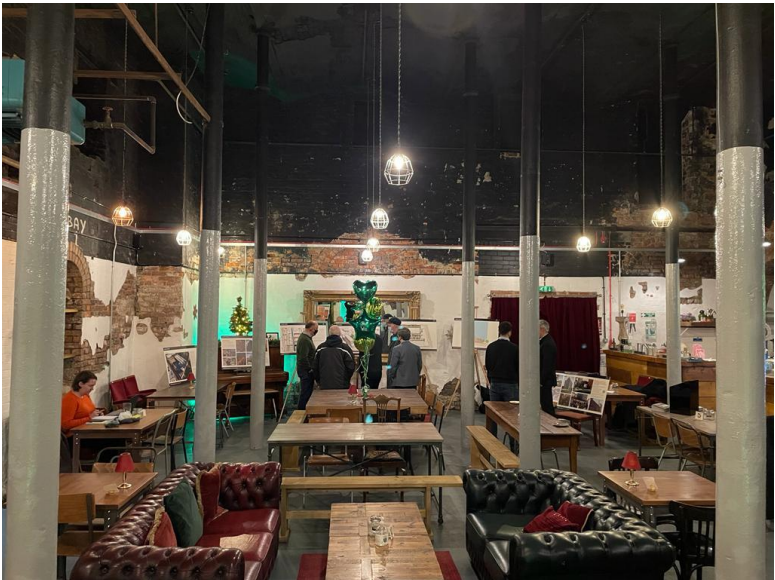







ANCOATS WORKS PUBLIC CONSULTATION

Appendix 5
Images of the consultation event at Hope Mill Theatre





Kamani Property Group and Capital&Centric team up for Ancoats Works community

CONSULTATION has been launched on plans for a new community at Ancoats Works to include canalside apartments, town houses, gardens and a new café bar or store.

The £50m Ancoats Works development is the second collaboration between Manchester developers Kamani Property Group and Capital&Centric, making use of the site previously used as a storage depot.

The teams have joined forces and launched a community consultation on the project, with the design retaining the iconic Ancoats Works frontage on Pollard Street; steel structures from the existing building as garden features; and restoring the unloved canalside with planting and a lush residents' garden.

Old will meet new as part of the neighbourhood. It's planned to feature 193 homes (a mix of 1,2 and 3-bed apartments and townhouses), with the buildings designed to be a modern twist on the red-brick buildings that once dominated the industrial area, as well as development complementing the neighbouring Hope Mill. Space for a new indie business – such as café bar or general store – is also included in the plans, creating a new hub for residents old and new.

People are encouraged to head over to the community consultation event on **Monday 29 November from 3pm – 7pm at Hope Mill Theatre, 113 Pollard Street, Manchester, M4 7JA.**

Adam Kamani, CEO at Kamani Property, said:

"This is a really exciting development which will bring back to life an old and unloved site and create a new and vibrant community. We have a great opportunity to create a place people really want to live, the plan is to enhance green space with the restoration of the canalside and inclusion of a lush residents' garden. The site's heritage is really important to us and, working with a great design team, we are bringing forward a scheme that retains a lot of that character."

Adam Higgins, co-founder at Capital&Centric, said:

"Over the years we've been investing in up-and-coming neighbourhoods and delivering creative projects that create real communities with character. Ancoats Works has loads of untapped potential and we're looking forward to creating something special here – a design-led community that both incorporates and pays homage to the red-bricked industrial buildings of the past. "It's a top location and loads of thought has gone into creating new spaces – such as the stunning gardens along the canal and new café bar - where residents will be able to hang out and get to know each other."

The collaboration follows the two companies joining up on plans for a site on Swan Street in the Northern Quarter, consented by Manchester City Council earlier this year.

A planning application for Ancoats Works is due to be submitted to Manchester City Council before Christmas. People can find more and have their say by:

- Filling in the questionnaire online
- Visiting www.ancoatsworks.com

Font Comms.

- Calling Freephone 0800 689 1095
- Writing to Freepost HAVE YOUR SAY (No Stamp Required)
- Dropping into the consultation event: 3pm – 7pm at Hope Mill Theatre, Monday 29 November 2021

Appendix 7

Social Media promotion

