

lexington

Jackson's Brickworks, Newton Heath

Statement of Community Involvement

April 2022



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1.0 Overview

This Statement of Community Involvement (SCI) has been prepared by Lexington Communications on behalf of Nuvu Development Limited. It forms part of a suite of documents in support of a hybrid application which seeks to create a new residential neighbourhood on the former Jackson's Brickworks site.

This planning application seeks planning permission for the following:

- ✕ Up to 716 residential units (Use Class C3), providing a mix of 1 bed, 2 bed and 3 bed, 4 bed houses and apartments.
- ✕ 617 sq. m commercial floorspace (Use Classes E, F 1 and F2) within the community hub building.
- ✕ A new secondary school (Use Class F2), with up to 1,050 school places.
- ✕ A new 0.63 ha community park.
- ✕ Further provision of public space, landscaping and public realm enhancements, including children's play facilities, Sustainable Urban Drainage Systems (SUDS) and improvements to pedestrian and cycling connectivity.
- ✕ Secure cycle storage and car parking for residents and visitors.

This consultation follows previous consultation on the broader masterplan proposals, as well as plans to remediate the Jackson's Brickworks site. Below is a timeline of the consultations that took place:

4th December 2020 – 4th January 2021

- ✕ Consultation on the remediation and masterplan of Jackson's Brickworks

1st December 2021 – 22nd December 2021

- ✕ Consultation on the updated plans (following feedback on the masterplan)

22nd December 2021 – 4th January 2022

- ✕ Extension on the updated plans consultation (to give residents longer to respond)

26th February 2022 – 6th March 2022

- ✕ Consultation on the finalised plans (following the feedback from the December 2021 – January 2022 consultation period)

This Statement of Community Involvement has been prepared for the pre-application public consultation programme held from 1st December 2021 – 6th March 2022. This Statement of Community Involvement has been undertaken in accordance with the Localism Act 2011 and is in line with expectations set out in Manchester City Council's Statement of Community Involvement. A summary of the activity is outlined below, and further details can be found in Section 3.0:

- ✕ Letters were issued to local councillors, including ward members for Miles Platting & Newton Heath ward, where the site is located, the Leader of the Council, the Executive Member for Housing and Employment and members of the Planning and Highways Committee to advise of the consultations and offer meetings.



- ✕ Extensive and regular discussions with Manchester City Council and local ward members to provide updates on the plans and to address any questions.
- ✕ A public exhibition of the plans was held at the Holiday Inn local to the site with members of the development team to answer any questions from local residents.
- ✕ Leaflets was distributed to 3,300 nearby commercial and residential properties to provide an overview of the plans and how feedback could be provided.
- ✕ A consultation website, www.jacksonsbrickworks.co.uk, was established to provide further information on the proposals, as well as a facility to submit feedback via an online form.
- ✕ Social media adverts were circulated to residents to ensure the wider community were included in the public consultation. The adverts provided details about the plans and provided a link to the consultation website.
- ✕ Consultation materials were left on display at Newton Heath Library following the public exhibition event until Tuesday 4th January along with feedback forms and contact details. Following the updated Masterplan, consultation materials were further displayed at Newton Heath Library from 26th February to 6th March.
- ✕ A community information telephone line, email address and postal address were available throughout the consultation period for those wanting to correspond with a member of the development team.

This report outlines the methods used to engage with the community, as well as summarise the feedback received from respondents. It also provides the development team's response to any issues raised during the consultation and outlines subsequent changes made to the proposals as a result.

2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, Nuvu Development Limited and the development team has sought to consult with interested parties following policy and guidance concerning community involvement in the planning system.

2.1 Manchester City Council

Statement of Community Involvement (2018)

Manchester City Council's adopted Statement of Community Involvement (SCI) encourages developers to undertake pre-application public consultation with the local community. The SCI states:

"Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted."

With this in mind, the consultation was designed to include a combination of different tools to encourage wide participation in the planning process.

2.2 Government Planning Policy

The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."

Elaborating on this, the Localism Act outlines that applicants must notify the local community about their proposals to *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation"*.

National Planning Policy Framework

In July 2021, the Department for Levelling Up, Housing and Communities released its revised National Planning Policy Framework (NPPF). The document seeks to achieve sustainable development with three overarching objectives: an economic objective; a social objective; and an environmental objective.

Section four of the revised NPPF (2021), 'Decision-making', sets out guidance concerning pre-application engagement and front-loading. The guidance emphasises early engagement and



suggests that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits”*.

National Planning Practice Guidance

The National Planning Practice Guidance 2014 (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. Regarding consultation and community engagement, the NPPG notes:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”

The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members, and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.3 The Applicant's Approach

The development team has sought to ensure that the engagement with the local community on the plans has adhered to the guidance outlined in the Localism Act 2011, the NPPF, the NPPG and Manchester City Council's SCI, as well as industry best practice.



3.0 Consultation Programme

This consultation follows the previous consultation on the broader masterplan proposals and plans to remediate the Jackson's Brickworks site, which took place in December 2020 – January 2021. The previous consultation undertook similar activity to encourage participation from the local community, including:

- ✕ Issuing letters to local stakeholders to notify them of the proposals and the engagement activity undertaken with council officers.
- ✕ Providing a letter to 3,756 properties closest to the site to inform them of the proposals and ways to provide feedback.
- ✕ Setting up the dedicated project website (www.jacksonsbrickworks.co.uk), which remained the same for the duration of both consultations.
- ✕ Using social media adverts, which directed 2,926 visitors to the project website.
- ✕ Issuing a press release to the Manchester Evening News and Place North West to advertise the consultation.
- ✕ Setting up a Community Information Line and dedicated email address for residents to provide feedback and ask questions.

The 2020-2021 consultation resulted in 26 responses, with the majority expressing support for new homes in Newton Heath.

Once the feedback had been analysed, Nuvu Development Limited launched the next round of consultation on the updated and finalised proposals. The consultation was launched on Wednesday 1st December and ran until Wednesday 22nd December 2021. However, after receiving feedback from residents that they wanted longer to respond, the application extended the consultation until 4th January. Following the conclusion of the consultation, the applicant took on board feedback received and updated the plans for Jackson's Brickworks. The main focus of the changes related to vehicular access arrangements throughout the site, primarily in relation to Hallam Road and Mitchell Street. A further consultation on the updated plans was held from 26th February to 6th March.

The consultation periods invited comments from the local community and political stakeholders on the proposals. To ensure the consultation process was accessible to all interested parties and groups in the area, several methodologies were employed, including:

3.1 Letters to local political stakeholders

Before the consultations launched, a letter was issued to local politicians, including the site ward councillors, to notify them of the proposals and advise of the public consultation. Members were also invited to meet with the team to discuss the proposals and consultation in more detail. The letter was sent to:

- ✕ Councillor Bev Craig, Leader of the Council
- ✕ Councillor Richard Leese, former Leader of the Council
- ✕ Councillor John Flanagan, Site Ward member
- ✕ Councillor Carmine Grimshaw, Site Ward Member
- ✕ Councillor June Hitchen, Site Ward Member



- ✕ Councillor Gavin White, Executive Member for Housing and Employment
- ✕ Councillor Basil Curley, Chair of Planning and Highways Committee
- ✕ Councillor Shaukat Ali, Member of Planning and Highways Committee
- ✕ Councillor Paul Andrews, Member of Planning and Highways Committee
- ✕ Councillor Julia Baker Smith, Member of Planning and Highways Committee
- ✕ Councillor Yasmine Dar, Member of Planning and Highways Committee
- ✕ Councillor Joan Davies, Member of Planning and Highways Committee
- ✕ Councillor Marcia Ann Hutchinson, former Member of Planning and Highways Committee
- ✕ Councillor Afia Kamal, Member of Planning and Highways Committee
- ✕ Councillor Veronica Kirkpatrick, Member of Planning and Highways Committee
- ✕ Councillor Jill Lovecy, Member of Planning and Highways Committee
- ✕ Councillor Jon-Connor Lyons, Member of Planning and Highways Committee
- ✕ Councillor Fiaz Riasat, Member of Planning and Highways Committee
- ✕ Councillor Suzanne Richards, Member of Planning and Highways Committee
- ✕ Councillor Angeliki Stogia, Member of Planning and Highways Committee

A copy of the letters issued for both consultations can be seen in Appendix A.

3.2 Meeting with Councillor Gavin White

Nuvu Development Limited, excluding Deloitte, met with Councillor Gavin White on 8th March 2022 to discuss the updated proposal. The discussion focused on the changes made to the masterplan regarding access routes to encourage residents and pupils of the proposed school to use public transport and cycling.

The comments have been fed back into the below section on feedback received.

A further meeting with Councillor Gavin White and ward members, Councillor Carmine Grimshaw and Councillor June Hitchen took place on 29th March 2022 at the site. This provided an opportunity for the project team to share more information on the proposals to the local councillors.

3.3 Leaflet to residents and businesses

To announce the public consultation, leaflets were sent to 3,300 residents on the proposals, i.e. those closest to the site, were made aware of the public consultation and invited to submit their feedback on the plans. In addition, a leaflet was issued to 3,300 nearby residential and business addresses to inform residents of the consultation on the updated masterplan that took place in February.

The leaflet provided an overview of the proposals and the planning rationale for the scheme. The leaflet also included details of how people could view the plans in greater detail and provide comments via the following methods:

- ✕ Visiting the website and completing the online feedback form at www.jacksonsbrickworks.co.uk;



- ✕ Calling the Community Information Line on 0333 358 0502;
- ✕ Emailing jacksonsbrickworks@havingyoursay.co.uk.

A copy of the leaflet to residents and businesses for both consultations can be seen in Appendix B. A map of the distribution area can be seen in Appendix C.

3.2 Website

A dedicated website, www.jacksonsbrickworks.co.uk, was updated with the new consultation on Wednesday 1st December. The website provided an overview of the masterplan, illustrative designs of the scheme, information about the impact of the proposals and outlined the benefits the plans would bring to the area. On 26th February, the website was updated to display the new Masterplan. An online feedback form was also provided to capture residents' views and comments. During both consultation periods, the feedback form received 39 submissions.

Between Wednesday 1st December and Sunday 6th March, the consultation website was visited by 10,382 unique viewers. Images of the website can be viewed in Appendix D.

The website also included downloadable information boards which set out further detailed information relating to the application. These can be viewed in Appendix E.

3.3 Consultation email and postal address

A dedicated email address, jacksonsbrickworks@havingyoursay.co.uk, was established to receive feedback and answer enquiries from the public regarding the plans. Alternatively, respondents were able to post their comments. During the public consultations, seven emails were received. During both consultations, no letters were received via post. More information about this can be found in Section 4.0 'Feedback Received'.

3.4 Community Information Line

A Community Information Line (0333 358 0502) was available throughout the consultation to enable people the opportunity to speak with members of the development team. It was established from the start of the consultation and was staffed from 9.00am to 5.30pm, Monday to Friday. An answerphone facility was available outside of office hours. One call was received during the consultation periods.

3.5 Social Media

Social media was utilised to engage with residents across the wider community during the December 2021 - January 2022 consultations. Facebook adverts were sent to residents which directed users to the consultation website, www.jacksonsbrickworks.co.uk. During the consultation, the adverts were seen by 51,793 people with 2,584 visitors clicking through to the consultation website via social media adverts. Copies of the social media adverts can be found in Appendix F.



Social media adverts were distributed within a 3km radius from the site, excluding the areas outside of the Manchester City boundaries. A map of the distribution area can be seen in Appendix C.

3.7 Consultation Event

In addition to the actions taken as set out in this section, Nuvu Development Limited held a consultation event from 2pm to 8pm on Wednesday 8th December at the Holiday Inn, Central Park, near the site location. The event had members of the development team there to answer any questions from members of the public. In total, 14 people attended throughout the day and the feedback received is incorporated into the below section. Of those 14, seven completed a feedback form.

Following the conclusion of the consultation event, the display materials and feedback forms were moved to Newton Heath Library where they remained on display until Tuesday 4th January. At this location, six feedback forms were submitted.

The updated masterplan was also displayed at Newton Heath Library from 26th February – 6th March and residents were able to share feedback by completing physical feedback forms at the library. However, no one submitted feedback but the plans were viewed regularly by users of the library.

3.8 Pre-Consultation Engagement

Prior to the launch of the public consultation process, Nuvu Development Limited notified local ward members and nearby residents of upcoming works on the site related to the removal of trees in order to facilitate the programme of site remediation works. This communication was unrelated to the public consultation or the application to which the consultation related, but details have been included for transparency.

Ward members were notified via email on 8th November 2021. In addition, over 500 nearby properties were sent a letter notifying them of the upcoming tree removal works. A copy of the correspondence can be found in Appendix B.

3.9 Further Engagement

3.9.1 Local Ward Members

The client team have engaged with the local ward members via email/post, telephone, and in person – including an onsite meeting which took place on Tuesday 29th March 2022. The councillors were broadly supportive of the proposals and raised a few points throughout the discussion, which are addressed below:

Location of the school

The ward members questioned whether the school could be situated off Ten Acres Lane. The technical team provided the rationale for the school location, with the key reasons summarised below:



Transport, highways and accessibility reasons:

- ✗ If the school is located off Ten Acres Lane, the majority of pedestrian and cycle movements would be concentrated in an area with high traffic volume. This presents a highway safety concern for students travelling to and from the school.
- ✗ If the school is located off Ten Acres Lane, it would encourage vehicular drop offs on the street, prohibiting the ease of pedestrian movement across the road and increasing the likelihood of a conflict. Encouraging car journeys would also go against Manchester City Council transport policy on reducing vehicle trips and carbon emissions.
- ✗ If the school is located off Ten Acres Lane, potential student drop offs on the eastern side of the street would be partially unsighted by south bound traffic, making it unsafe for students.
- ✗ If the school is located off Ten Acres Lane, vehicular movements out of the school car park would be concentrated close to the access junction on Ten Acres Lane, therefore reducing capacity and increasing traffic.

Viability reasons:

- ✗ As part of the design development process, in response to comments from local ward Councillors, the design team undertook an exercise to consider whether the proposed secondary school could be located off Ten Acres Lane. In consultation with technical consultants the proposed location of the school is most appropriate given that the deepest, most problematic area of Made Ground was present in the area of the Site where the school playing fields are proposed. On this basis residential development within this location would be more costly due to the need to undertake additional engineering works as more mitigation would be required to make it suitable for residential occupation. As such the proposed location of the Site presents the best option from a geotechnical perspective, as well as from a transport, highways and accessibility, and urban design principles perspective.

Masterplan/urban design reasons for locating the school in the current position:

- ✗ **Walkable and accessible** – The central position of the school is accessible for pedestrians and cyclists as it is situated at a key node and intersection of walking and cycling points.
- ✗ **Positioned next to the existing school** – This will allow the new school to benefit from sharing facilities, such as sport pitches.
- ✗ **Neighbourhood heart** – The central position creates a hub of activity at the centre of the neighbourhood. Access and spill out from the school entrance will help to activate the community park.
- ✗ **Shared facilities** – The pupils will benefit from using the community park, play areas and the community hub building. The community hub building could include a café, and rooms for community activities and meetings.
- ✗ **Layout and orientation** – The current location allows the function and requirement for a secondary school to work. If the school was located off Ten Acres Lane, the depth at this point of the site would not allow for the school's requirements.
- ✗ **Activating the canal** – If the school was located off Ten Acres Lane, it would restrict the opportunity for valuable canal frontage homes that activate the canal. The proposals allow



for an increased width for future proofing the canal as a strategic movement corridor for cyclists, which accommodates aspirations of Manchester City Council's future plans.

- ✕ **Security and safety** – The current masterplan proposes homes that overlook the canal, providing surveillance of the canal. Consideration of the canal edge enhances security and safety to the area.
- ✕ **Permeability** – If the school was located off Ten Acres Lane, pedestrian access from the west of the site would be restricted. This aspect of the scheme is strategically important to enhance connections towards Manchester City Centre, access to amenities such as Phillips Park, Central Park Tram stop and the Etihad stadium.

Other:

- ✕ The current location of the school has potential economic benefits, as it is located to the existing Deans Trust primary school. This could allow the schools to share facilities and services.

Through route east – west

Ward members requested a vehicular route through the site. Following the comment and discussion with Manchester City Council, the team have amended the scheme to accommodate a vehicular route through the site.

School drop off area

Ward members requested a school drop off location. Following the comment and discussion with Manchester City Council, the team have amended the scheme to incorporate a school drop off point. Details of which will be further developed through the Reserved Matters application for the school.

Closing off of Hallam Road

Ward members requested there to be no access to the site via Hallam Road. The previous plans for the site, which were approved by Planning Committee in 2014, assumed a worst-case scenario of 34% of residential traffic would use Hallam Road. Given the total residential number of 397 within the plans, this would be the equivalent of 135 homes would be accessed from Hallam Road.

Following the comment and discussion with Manchester City Council, the team have amended the scheme for emergency vehicular access only and pedestrian and cycle via Hallam Road.

3.9.2 Manchester City Council

The team have engaged in regular dialogue with Manchester City Council over the past 24 months, prior to consultant appointments.

Before the submission of the application, a follow up meeting was held with Manchester City Council where feedback from the meeting with the site ward Councillors was discussed, as well as providing a roundup of all changes made to the plans.

Throughout the engagement, the following key matters have been discussed:



- ✕ **School Location** - As noted above, concerns were raised by local ward members regarding the location of the school. There has been ongoing dialogue with Manchester City Council on the matter and the rationale for school location.
- ✕ **School drop off** - As noted above, concerns were raised by local ward members for a school drop off location to be incorporated within the proposals. There has been ongoing dialogue with Manchester City Council on the matter and the scheme has been updated to reflect the inclusion of a drop off zone following the request of Manchester City Council and ward members.
- ✕ **Through route** – As noted above, concerns were raised by local ward members for the site to be vehicularly accessed across the site. There has been ongoing dialogue with Manchester City Council on the matter and the scheme has been updated and a through route added following the request of Manchester City Council and ward members.
- ✕ **Hallam Road access** – Concerns were raised by local ward members regarding the accessibility via Hallam Road to the site and for all access to be restricted. There has been an ongoing dialogue with Manchester City Council on the concern and the scheme has been updated to allow emergency vehicular access only, in addition to pedestrian and cycle access.
- ✕ **BNG** – Ongoing discussions with Manchester City Council and GMEU regarding the BNG assessment for the site and the baseline to be used.
- ✕ **House types** – Discussions regarding how certain house types will operate with regard to areas of open space and street scape.
- ✕ **Car parking strategy** – Discussion around the provision of car parking across the site and the location of this i.e. whether in private curtilage or on street parking.
- ✕ **Highways works** – Discussion around potential off site highways works required as part of the proposals.
- ✕ **Canal Towpath accessibility** – Discussions regarding access to the towpath throughout the development whilst not impeding on the residential units facing the canal.
- ✕ **Affordable housing** – Discussions around the amount of affordable residential units in Phase One of the proposed development, together with the proposed tenure, and the level of affordable housing provision within Phase Two.

3.9.3 Department for Education / LocatEd

Discussions have taken place with the Department for Education / LocatEd regarding the location of the school, expected form of the school and its operation.



4.0 Feedback Received

4.1 Summary of feedback

In total, 59 individual submissions were received during the public consultations, the majority of which were via the consultation feedback form – either online or hard copy at the exhibition or Library. The table below provides a summary of the methods used by the public to provide their feedback or contribute to the consultation:

Method	Number of Responses
Email	7
Telephone	2
Online or Hard Copy Feedback Form	50

A summary of feedback is provided below, with the most frequently raised comments during the consultations coming from those who support the proposals.

4.2 Correspondence

Residents and stakeholders were invited to contact the development team via email or post, with a dedicated project email address, jacksonsbrickworks@havingyoursay.co.uk, established for the consultations. The feedback received from the seven individuals who contacted the project team via email has been incorporated into the 'feedback received' section in this report (Section 4.4).

4.3 Community Information Line

During the public consultations, a Community Information Line facility was available for those who wished to speak with a member of the team or provide their feedback by phone. Two calls were received during both consultations. The phone calls received were general enquiries rather than providing feedback, such as access arrangements and regarding a tree falling over during bad weather.

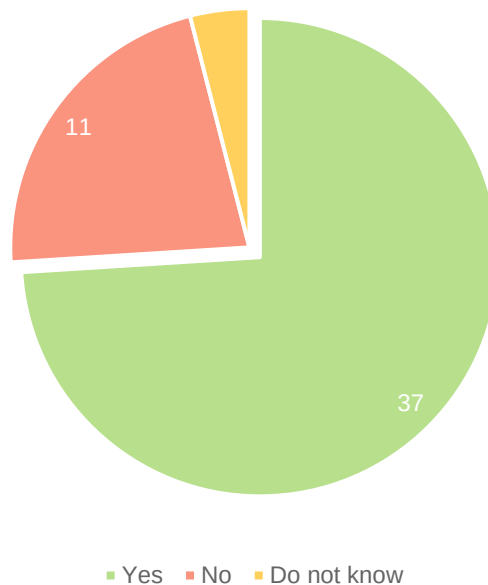
4.4 Feedback Received

During the consultations, seven emails were received. The emails included general queries such as when the exhibition was being held and other questions relating to the development. One email provided feedback on a range of points, including loss of green space and trees, as well as the value of the site being developed to deliver affordable homes and address antisocial behaviour. Additionally, the email feedback was concerned that Hallam Road may become a drop off point for the proposed school and the impact on existing congestion.

Below is a breakdown of the responses received through the feedback form.

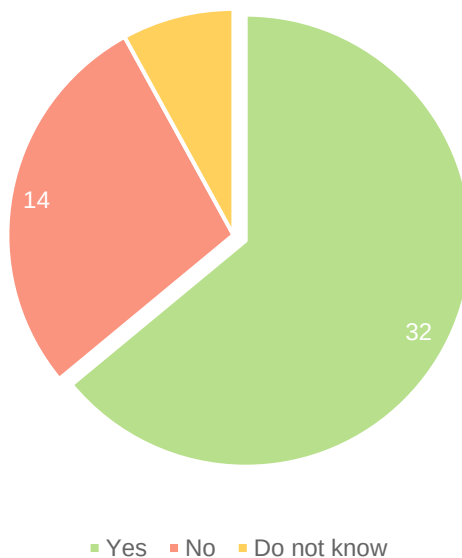
Question 1: Do you think there is a need for new, high quality homes in Newton Heath?

This question asked respondents to provide a yes, no or do not know answer. 50 respondents provided an answer to this question, of which, the clear majority (37) agreed that there was a need for new homes in the area.



Question 2: Do you support the inclusion of a school in the proposals?

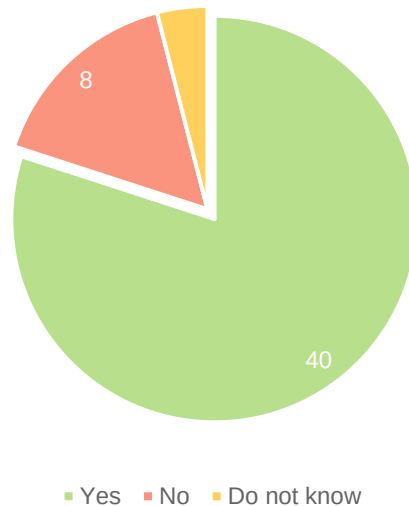
This question asked respondents to provide a yes, no or do not know answer. 50 respondents provided an answer to this question, of which, the clear majority (32) supported the inclusion of a new school as part of the application.





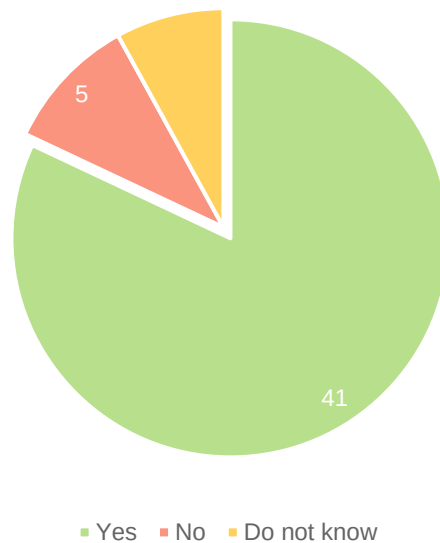
Question 3: Do you support the development of new, affordable homes in the area?

This question asked respondents to provide a yes, no or do not know answer. 50 respondents provided an answer to this question, of which, an overwhelming majority (40) supported the development of affordable homes in the area.



Question 4: Do you support the development of new accessible open space in the proposals?

This question asked respondents to provide a yes, no or do not know answer. 50 respondents provided an answer to this question, of which, an overwhelming majority (29) supported the development of new accessible open space in the proposals.





Question 5: Do you have any comments on the access arrangements?

This question provided a space for qualitative feedback from local residents. The main issues raised in this section included:

- ✗ Impact of traffic on Ten Acres Lane and Hallam Road. Respondents noted that roads are congested at peak times and were concerned that additional homes would add to the congestion. There was also a concern of increased traffic associated with the school
- ✗ Concerns that Hallam Road is proposed as access to a part of the development owing to existing congestion, specifically around school drop-off times
- ✗ Concerns around maintained access to land associated with existing properties. *Nuvu Development Limited is engaging with these residents directly and will continue to do so*
- ✗ Two respondents used this box to express concern about the removal of existing trees

Furthermore, a number of respondents responded to this question that the plans had changed from previous consultations without engagement with the local community. *The plans presented in this consultation period are an evolution of the masterplan principles established in the consultation in December 2020. Additionally, the consultation period to which the comments were submitted represent the ongoing engagement with local residents.*

Question 6: Do you have any additional comments or suggestions about the plans?

This question provided a space for qualitative feedback from local residents. The main points raised in this section included:

- ✗ A positive development addressing local housing needs
- ✗ Welcome investment in the area

Issues raised include:

- ✗ No need for additional housing or a school
- ✗ Concerns over the contaminated land. *It should be noted that Nuvu Development Limited secured consent for remediation of the whole site in October 2021. The site will be made safe ahead of development*
- ✗ Loss of green space and the removal of trees
- ✗ The canal towpath is in a poor state of repair
- ✗ There is the potential for future anti-social behaviour



5.0 Response to Feedback

The applicant is grateful to all those who took time to respond to the public consultation. All feedback has been reviewed by the project team and a response to the most frequently raised comments and themes is provided below.

Evolution of the Proposals

There have now been three rounds of consultation on this site since November 2020. Over that time we have consulted extensively with the local community, issuing in total over ten thousand leaflets and reaching a significant number of people on social media.

The team has listened to the feedback received and incorporated changes to help evolve the details of the application in line with the principles underpinning our vision. Following the changes, we have reconsulted with the community on the evolution of the proposals. Materials are still available on the project website for the public to review.

Loss of Green Space/Removal of Trees

A number of respondents raised concerns that the proposals would remove the existing green space, as well as the trees on site. There were calls for the land to be left how it currently stands.

The site has been left vacant for decades and has become a hot spot for antisocial behaviour, including fly-tipping. In addition, the site has pockets of Japanese knotweed and is in need of complete remediation.

The current Jackson's Brickwork site is therefore inaccessible to many local residents and Nuvu Development Limited's proposals will not only make the area safe, but also create beautiful outdoor spaces for the community to enjoy. The plans also incorporate pedestrian and cycle connections, making the green spaces more accessible.

Nuvu Development Limited will further focus on introducing a landscape buffer along the canal with native tree and shrub planting. Currently, a significant number of trees on the site are of very low quality and Nuvu Development Limited will plant approximately 600 new trees to enrich the biodiversity of the area.

Impact on local traffic

Another concern raised by respondents was the impact the new development would have on local traffic.

As plans for Jackson's Brickworks have progressed, Nuvu Development Limited has identified a number of access points to assist with easing traffic that are sensitively integrated to allow pedestrian and cycle connectivity but prevent through traffic and rat-running.

Ten Acres Lane will provide the primary vehicular access point into the site, with an internal loop to prevent through traffic onto neighbouring cul-de-sacs.



The plans have been developed with connectivity in mind, to encourage residents to use alternative forms of transport, instead of reverting to car. Nuvu Development Limited believe this will help to alleviate traffic congestion, as well as promoting more sustainable ways of travel.

Housing Need

Responses to the consultation also highlighted concerns from residents that new homes are not needed within Newton Heath.

The Country is currently experiencing a housing crisis, with the ambition of becoming a homeowner out of reach for many people. Nuvu Development Limited are not just proposing to build large new homes for those already on the property ladder, the plans include a large proportion of affordable homes.

The new homes have been designed to cater for a variety of local need with a range of tenures, including shared ownership, affordable rent, social rent, rent to buy and open market sale.

In addition, the proposed development has a focus on creating a new community, not just a cold new-build housing estate. With the implementation of a community hub, as well as green spaces, the development will cater to the urgent housing need, whilst creating a community environment for residents of Newton Heath to enjoy.

Access on Hallam Road

Concerns regarding access on Hallam Road were also raised by respondents, as well as the local ward councillors. There were calls for the road to not be an access route to the proposed development due to existing high levels of traffic congestion.

Nuvu Development Limited understands the concerns raised and has amended its plan to grant access on Hallam Road only for emergency vehicles, with residential accesses being granted via walkways and cycle routes.



6.0 Conclusions

The Applicants have undertaken an extensive programme of public engagement in accordance with Manchester City Council's Statement of Community Involvement, the Localism Act 2011, the National Planning Policy Framework and National Planning Practice Guidance.

This has provided an opportunity for local residents, politicians and stakeholders to learn about the plans and provide their feedback.

This is the second and third round of consultation, with a previous consultation taking place on the remedial works, demonstrating that the Applicants are fully involving the local community in the long-term ambitions for the site.

The pre-application consultation feedback received showed the following:

- ✕ 37 of 50 respondents agreed with a need for new homes in the area
- ✕ 32 of 50 respondents supported the inclusion of a new secondary school
- ✕ 40 of 50 respondents supported the delivery of new, affordable homes in the area
- ✕ 41 of 50 respondents supported the delivery of new public open space

The Applicants and the wider development team would like to extend their appreciation to all those who took part in the process and provided feedback on the plans. Overall, 59 responses were submitted via telephone, email and the project website. The topics of most interest to respondents were:

- ✕ Concerns on the impact on local highways, including Hallam Road
- ✕ The loss of green space and trees
- ✕ A positive development addressing local housing needs
- ✕ Welcome investment in the area

This report reflects the views expressed by residents and stakeholders and addresses the feedback received regarding the development. Following the submission and validation of the planning application, Manchester City Council will undertake its own programme of public consultation on the proposals.

Jackson's Brickworks, Newton Heath

April 2022



Appendix A – Letter to Councillors

December 2021 – 4th January 2022 Consultation

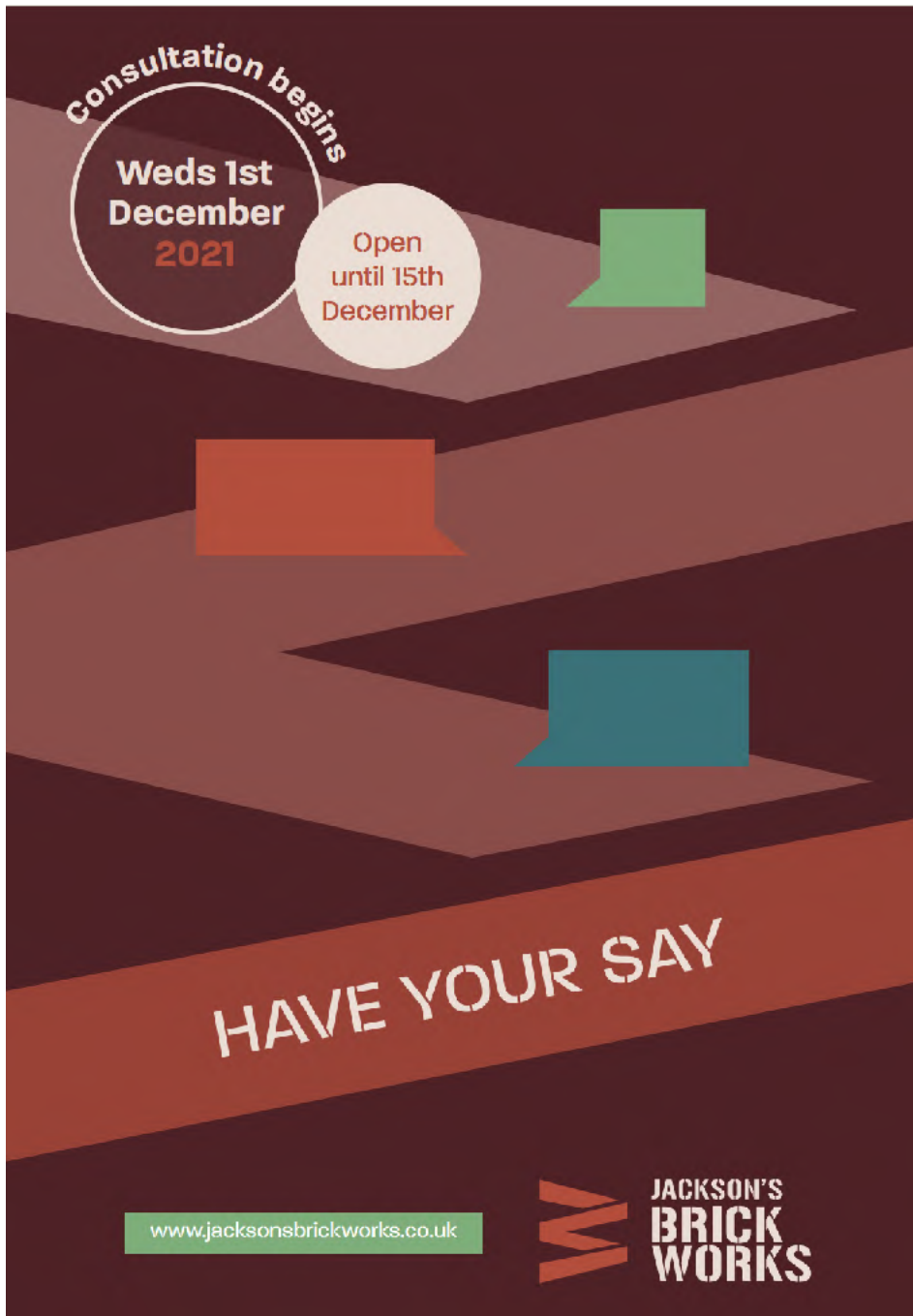
 Councillor XXX Address 1 Address 2 Address 3 City Postcode DATE I Dear Councillor XXX, Your Housing Group Former Jackson's Brickworks, Newton Heath I am writing to inform you of Your Housing Group's plans to undertake pre-application public consultation on our plans for the former Jackson's Brickworks site at Ten Acres Lane, Newton Heath. Your Housing Group is a new generation of housing provider. With a pioneering, creative workforce, we are working efficiently and effectively to build as many quality homes as possible and to play our part in solving the national housing crisis. Your Housing Group is bringing forward plans for a residential-led scheme at the former Jackson's Brickworks in Newton Heath. This strategic and highly sustainable site represents a transformational brownfield development to deliver a range of new homes, including affordable homes and a new secondary school to serve the local community. This follows an approval to our application to remediate the contaminated site. You may recall that we consulted on the remediation application, and the emerging masterplan proposals in late 2020. Your Housing Group is committed to engaging with the local community regarding the plans. An online public consultation will be launched on 1st December and will close on 15th December. Leaflets will be distributed to local people on 1st December to inform them of the consultation providing an overview of the plans and guidance on how to submit feedback. A copy of this leaflet is enclosed for your information. Residents will be able to view the proposals and provide feedback by visiting the dedicated consultation website, www.jacksonsbrickworks.co.uk. This site, which we used for the previous consultation, will be updated on Wednesday 1st December with the new information. Feedback can be sent to jacksonsbrickworks@halingyourway.co.uk and residents can also contact members of the	development team on our dedicated Community Information Line – 0333 358 0502 (9am to 5:30pm, Monday to Friday). As part of the consultation, Your Housing Group will be hosting a physical exhibition of the plans on Wednesday 8th December, between 2pm and 8pm at the Holiday Inn Manchester - Central Park, 888 Oldham Road, Manchester, M40 2BS. At the exhibition, members of the planning team will be available to answer residents' questions and talk them through the plans. Ahead of the in-person event opening up to the wider public, we would like to invite you to attend the exhibition at 2pm on the 8th December to meet with the project team and learn more about the proposals by way of a Councillor briefing. We would welcome the opportunity to discuss these proposals with you, if you are not available on the 8th December and would like an in-person briefing my colleague Ben Miller will be in touch with you to arrange a suitable time to meet. If you have any questions in the meantime, please do not hesitate to contact my colleague Ben on 0161 711 0214 or at ben.miller@lexcomm.co.uk. Yours sincerely, Richard Jones, Director of Growth Your Housing Group
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26th February 2022 – 6th March 2022 Consultation

 Councillor XXX Address 1 Address 2 Address 3 City Postcode DATE Dear Councillor XXX, Your Housing Group Former Jackson's Brickworks, Newton Heath Further to recent correspondence, I am writing to inform you of changes to our proposals for the former Jackson's Brickworks site in Newton Heath in light of feedback received from the public consultation. As a result of these changes, we are also undertaking a further consultation exercise to encourage further feedback from the community. Your Housing Group is a new generation of housing provider. With a pioneering, creative workforce, we are working efficiently and effectively to build as many quality homes as possible and to play our part in solving the national housing crisis. Your Housing Group is bringing forward plans for a residential-led scheme at the former Jackson's Brickworks in Newton Heath. This strategic and highly sustainable site represents a transformational brownfield development to deliver a range of new homes, including affordable homes and a new secondary school to serve the local community. This follows an approval to our application to remediate the contaminated site. This latest consultation exercise builds on two previous public engagement periods, with the first held in December 2020 and the second running from 1st December through to the 15th January. The comments received in the most recent consultation period has resulted in our team making a number of amendments. These amendments focus on vehicular access arrangements throughout the site, primarily in relation to Hallam Road and Mitchell Street. These amendments include: - A vehicular through route from Ten Acres Lane to Mitchell Street - Restricted vehicular access from Hallam Road into the site - A dedicated school drop-off location for the proposed secondary school To highlight these changes, we have updated our proposed Masterplan, which accompanies this letter.	Consultation As noted above, we are conducting a further consultation exercise to invite comments on the changes, building on our commitment to engaging with the local community. This consultation will be launched on Friday 25th February, closing on the 6th March. As with previous consultation exercises, a leaflet will be sent to over 3,000 nearby properties to advertise the consultation. This will be delivered to residents on the day the consultation opens. Residents will be able to view the proposals and provide feedback by visiting the dedicated consultation website, www.jacksonsbrickworks.co.uk. This site, which we used for the previous consultation, will be updated on with the new information. Feedback can be sent to jacksonsbrickworks@halingyourway.co.uk and residents can also contact members of the development team on our dedicated Community Information Line – 0333 358 0502 (9am to 5:30pm, Monday to Friday). Furthermore, a board containing details of the changes will be displayed at Newton Heath Library for the duration of the consultation alongside feedback forms. Our invitation to meet is still open and we would welcome the opportunity to discuss these proposals with you. If you have any questions or would like to arrange a meeting, please do not hesitate to contact my colleague Ben on 0161 711 0214 or at ben.miller@lexcomm.co.uk. Yours sincerely, Richard Jones, Director of Growth Your Housing Group
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Appendix B – Leaflet to residents & local businesses

December 2021 – 4th January 2022 Consultation



Jackson's Brickworks, Newton Heath

April 2022



Your Housing Group is developing plans for the former Jackson's Brickworks site, which offers excellent potential to deliver much needed affordable housing and a new secondary school in this well connected part of the City.

HAVE
YOUR
SAY...

Your Housing Group are delighted to present the new outline Masterplan, and detailed plans of Phase 1 of the development and would like to hear your views. Last year, we consulted on our plans to clean up the site and the initial design and masterplanning principles. Now we are in a position to bring forward our plans for new affordable homes at Ten Acres Lane.



We want to get your input on our newly produced Masterplan and understand the views of the local community on various aspects of the proposed scheme.

We will be holding a public exhibition of the proposals between **2pm and 8pm on Wednesday 8th December** at **Holiday Inn Manchester - Central Park, 888 Oldham Road, Manchester, M40 2BS.**

For further information and to provide your comments, please join our online public consultation by visiting:
www.jacksonsbrickworks.co.uk

Alternatively you can find out more by contacting us by email, or through our community information phone line:
jacksonsbrickworks@havingyoursay.co.uk

0333 358 0502
Monday to Friday
9.00am to 5.30pm



26th February 2022 – 6th March 2022 Consultation

Consultation begins

26th February 2022

Open until 6th March

HAVE YOUR SAY

www.jacksonsbrickworks.co.uk

 JACKSON'S
BRICK
WORKS

Jackson's Brickworks, Newton Heath

April 2022



Your Housing Group is developing plans for the former Jackson's Brickworks site, which offers excellent potential to deliver much needed affordable housing and a new secondary school in this well connected part of the City.

**HAVE
YOUR
SAY...**

In December 2021, we consulted on the latest version of our proposals and we are grateful to all those that took part. The feedback we received has helped shape our plans and we've made changes as a result. We want to hear your views on our updated Masterplan, so we are undertaking a further consultation exercise.



For further information and to provide your comments, please join our online public consultation by visiting:

www.jacksonsbrickworks.co.uk

Our plans are also on display at:
Newton Heath Library, Old Church Street, Newton Heath, M40 2JB

Alternatively, you can find out more by contacting us by email, or through our community information phone line:

jacksonsbrickworks@havingyoursay.co.uk

0333 358 0502
Monday to Friday
9.00am to 5.30pm

Jackson's Brickworks, Newton Heath

April 2022



Tree works correspondence

[ADDRESS BLOCK]



10th November 2021

Dear Resident,

Jackson's Brickworks Site

I wanted to take this opportunity to make you aware of activity that will be taking place in the near future on the Jackson's Brickworks site.

Within the next couple of weeks, a tree surgeon will be commencing tree and vegetation removal. This is required to facilitate the forthcoming remediation of the site and also to improve security and surveillance across it.

Should you have any questions, you can contact our team on our dedicated Community Information Line on 0333 358 0502 or by emailing jacksonsbrickworks@havingyoursay.co.uk.

Yours sincerely,

Richard Jones,
Director of Growth
Your Housing Group



Appendix C – Distribution areas

Social media adverts



Jackson's Brickworks, Newton Heath
April 2022



Leaflet distribution



December 2021 – 4th January 2022 Consultation

Welcome Page

We know how important these emerging plants are to the people who live here and the surrounding community and we would like to engage with you at this early stage.

Following the consultation on the remediation application which took place in late 2020, we are now in a position to consult on the masterplan and detail of Phase One.

This is the second phase of consultation.

An aerial photograph of an urban area with several labels overlaid. The labels include 'The Brewery Grounds' pointing to a large industrial building, 'CE Farm B & C' along a road, 'Rockdale Canal' running horizontally across the middle, 'Old Church Lane' at the top right, 'Old House' near the center, 'New House Lane' at the bottom left, 'Old House Lane' at the bottom center, and 'New House Lane' at the bottom right. A red outline delineates a specific area within the urban landscape.

Your views and opinions are important to us and we would appreciate your input to shape our proposals, this will ensure that the most appropriate scheme comes forward for the community and its surroundings.

[Have your say](#)

The Jackson's Brickworks site offers excellent potential to deliver much needed housing in this well connected part of the city.

The potential has long been recognised by MCC who have identified it for regeneration and redevelopment since 1995, and a number of proposals have been submitted for planning permission since.

We understand the importance of getting this project right – both in terms of what is delivered in the area and its contribution to the prosperity and vibrancy of our city.



Proposals at a Glance

The scheme will comprehensively remediate and regenerate the two sites to deliver a sustainable, thriving community through the provision of a wide range of high quality affordable new homes, a new secondary school, new shared sports and other community facilities, improved green infrastructure and provision of enhanced connectivity for cycling and walking through and around the site, in order to improve sustainable transport choices.



Implement Remediation
Application Consent



High Quality
Affordable
New Homes



High Quality Design
and Attractive
Public Spaces



Secondary
School



Shared Sports
Facilities



Community
Facilities



Improved Green
Infrastructure and
Open Space



Improved Cycling and Walking
Connections

History

Due to the former use of the Site as a brickworks and it having been left vacant and unmanaged for so many years, the ground conditions are heavily contaminated and there is extensive growth of invasive species including Japanese Knotweed. The current condition of the Site is considered to be a threat to human health.

[Learn More](#)

Context

Strategically located within the context of major regeneration areas, including the emerging Northern Gateway and New East Manchester, this prime vacant site can bring regeneration benefits to the local area in Miles Platting and Newton Heath.

[Learn More](#)

Analysis

We want to work with communities over the coming months to understand what types of issues we need to consider and address in developing the Site. We have identified the following key considerations which have been central to the work undertaken to date.

[Learn More](#)



Emerging Design Principles

Design principles have been developed to help shape and guide the future development of the site. We would like to hear your views on whether you think these design principles are right as an overarching framework for the site.

[Learn More](#)

Emerging Masterplan

Due to the existing condition of the former Jackson's Brickworks Site it is extremely difficult and costly to regenerate. However Your Housing Group are committed to delivery a successful development that will meet the needs of the community and future residents.

[Learn More](#)



Project Timeline

An application for remediation of the Site was approved in October 2021. The current condition of the Site is considered to be a hazard to human health so Your Housing Group will work to make the Site safe as soon as possible.

Between 18 and 24 months of remediation work is required. This will allow time for the proposals for redevelopment to go through a rigorous design and consultation process to ensure the high quality redevelopment and associated benefits envisaged by YHG is achieved.

We are now consulting on the next stage of proposals.

[Have your say](#)



jacksonsbrickworks@havingyoursay.co.uk

Community Information Line

0333 358 0502

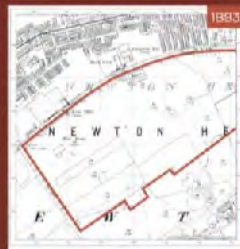
(Monday - Friday 9:00am-5:30pm)

© Copyright Park-F 2020

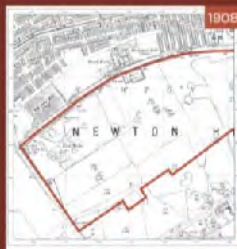


Site History

Site History



Brick Works Established



Clay Pits Emerging



Clay Pits Expanded



Site Disused

Former Industrial Use

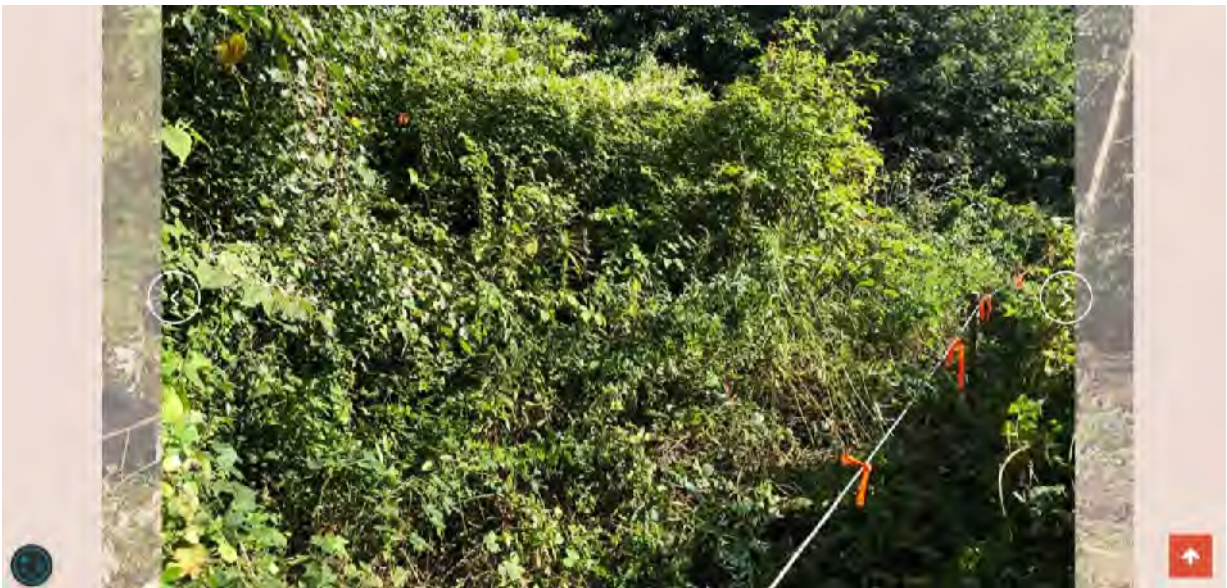
The site is a former brickworks, historically owned by the brick makers J&A Jackson Ltd – one of the major producers of brick in the city. As such, it forms part of the industrial heritage of Manchester.

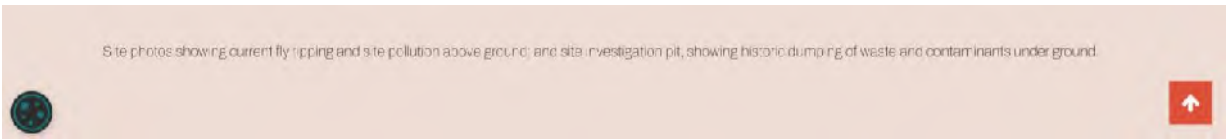
The site was historically used for the extraction of clay and the firing of bricks in a kiln. This process left large clay pits, which were subsequently infilled with waste. As a result, the ground conditions on the site are heavily contaminated below ground.



The site has subsequently been left vacant for several decades. It has attracted antisocial behaviour and further contamination through flytipping, as well as extensive growth of invasive species including Japanese knotweed. Planning approval was granted in October 2021 to remediate the whole site, and remediation works are set to commence in 2022.

Due to the existing condition of the former Jackson's Brickworks Site it is extremely costly and difficult to regenerate – however, YHG are committed to delivering a successful development that will meet the needs of the community and future residents.





Site Context

Existing Regeneration Context



The site is strategically located within the context of major regeneration areas, including the emerging Northern Gateway and New East Manchester. This prime vacant site can bring regeneration benefits to the local area in Newton Heath.



Strategic Movement Network

Locating required new housing in proximity to the city centre ensures impact of future development on Manchester's Road network is kept to a minimum.

The highly accessible and well-connected location enables new residents to travel using sustainable mobility options, including walking, cycling, and public transport.



Local Facilities
and Centres

This well-located brownfield site will help the district centre at Newton Heath to thrive, and support businesses in the surrounding area.

There is potential to provide some local amenities and facilities on-site to benefit the new neighbourhood and surrounding community, including a new secondary school, new shared sports facilities, and a community zone. The proposed development will also enhance cycling and walking connections to the District Centre and other destinations across the local area.



Public
Green Spaces

The site enjoys good accessibility to a range of outdoor spaces, and will knit in to existing active travel networks and nature corridors extending from the city centre to the peaks.

The design will enhance the setting of the canal corridor, and deliver green amenity on-site, improving local access to public open space.

Site Analysis

Site Analysis

Your Housing Group are committed to delivering the regeneration of the Site.

The site has been identified by Manchester City Council for regeneration and development for over two decades. It is identified through Manchester City Council's Planning Policy (Local Plan Policy and Core Strategy) and subject to a previous planning application for redevelopment which received a resolution to grant permission from MCC in 2014.



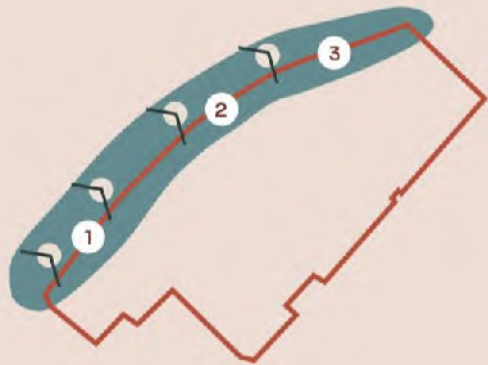
The Site is composed of five distinct areas, each with its own unique character and considerations. The areas can be defined as follows: Rochdale Canal Edge, Central Area, Northern Edge, Eastern Edge and Ten Acres Lane

Rochdale Canal Edge

The Rochdale Canal runs along the northern boundary of the site.

It is currently an underused resource and is an asset to the site, providing strategic connectivity, an attractive landscape setting and opportunities to be close to water.

The canal varies in character along its length and can be broadly divided into three different areas. The canal also features four attractive locks and three crossing points, providing connectivity into the residential area to the north of the site and Oldham Road beyond.



One

Mature trees to both sides
 Attractive canal environment
 Wide, well surfaced path
 Feeling of enclosure



Two

Open edge with views across
 Surfaced pathways
 Lack of direct overlooking
 Mature trees in places



Three

Increasingly urban character
 Hard edges
 Properties backing on to canal
 Trees to one side only



The Locks

Characterful historic assets
 Opportunity to utilise as place making features and touch points with new development



Central Area

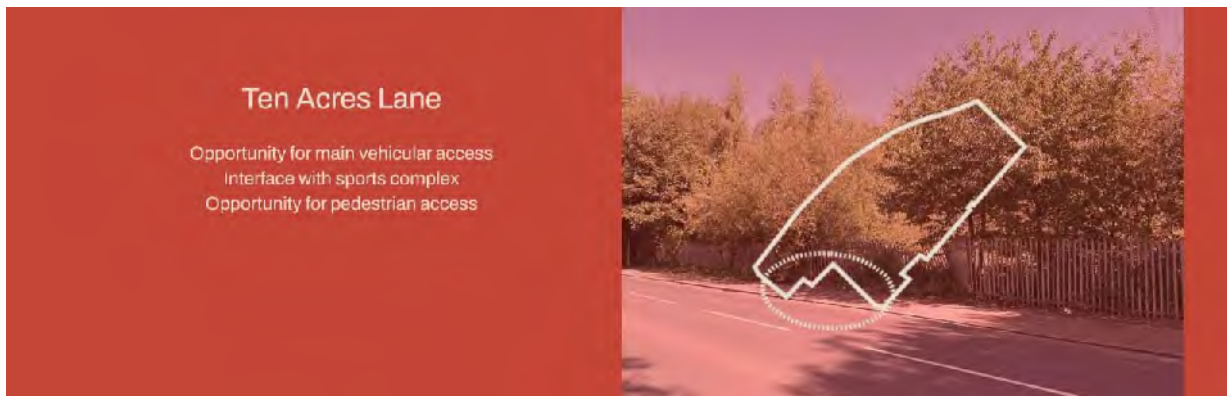
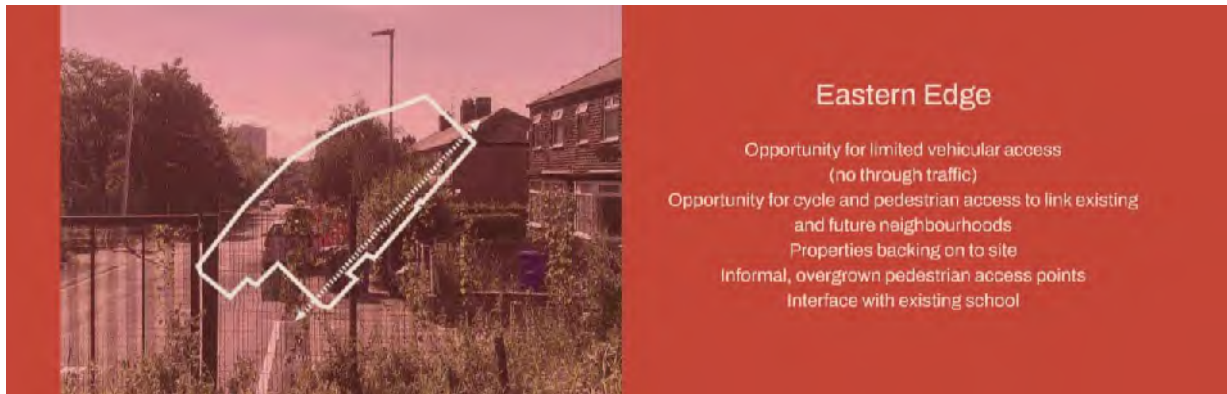
Scrub woodland
 Informal access
 Little overlooking
 Left over spaces
 Evidence of antisocial behaviour
 Contaminated land and Japanese Knotweed



Northern Edge

Large trees to edges
 Pedestrian connection
 Surfaced perimeter pathways
 Road connection
 Lack of overlooking
 Poor surveillance creates unsafe pedestrian environment





Site Considerations

Landscape and Open Space

Due to its industrial heritage, and subsequent infilling of clay pits with waste, much of the site is contaminated. Extensive remediation is therefore required. This will involve the removal of the majority of the vegetation and invasive species on the site, including Japanese Knotweed. Where possible trees will be retained and the proposals will include tree planting, further details are contained within the Emerging Design section.

The canal is an asset to the site, providing an attractive and varied landscape setting along its length, creating opportunities to be close to water. The existing canal locks are also characterful features that should be integrated into the proposed development.

Detailed ecological surveys have been undertaken for the site. In addition to invasive species and Japanese Knotweed they have identified the presence of slow worms, which were relocated.

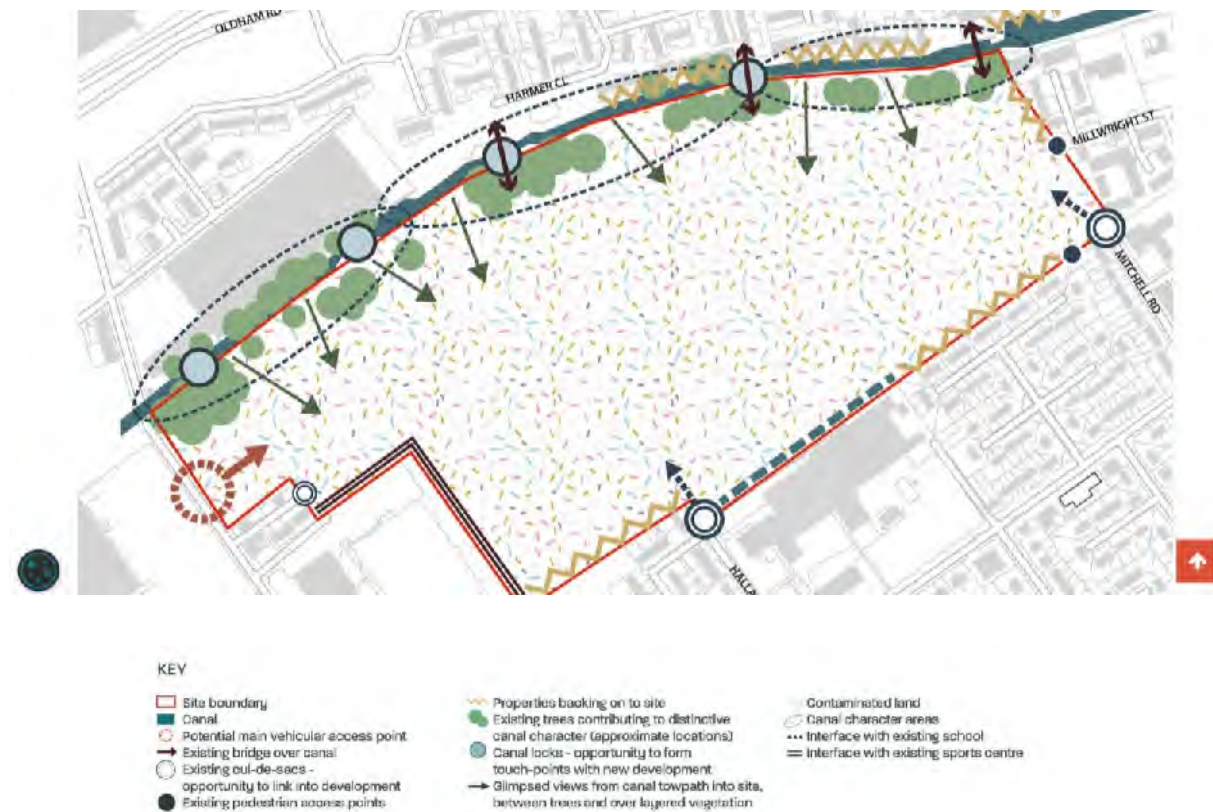
Access and Movement

The site can currently be accessed via numerous informal pathways, providing connectivity between the canal tow path and surrounding residential areas. There are several cut-de-sacs which terminate at the site. Careful thought will be given to how these access points are sensitively integrated with the layout of the new development to allow pedestrian and cycle connectivity, but prevent through traffic and rat-running. Ten Acres Lane will provide the primary vehicular access point into the site, with an internal loop to prevent through traffic onto neighbouring cul-de-sacs.

The canal forms a strategic movement route, providing valuable off-road pedestrian and cycle connectivity into the wider area. There are two locks that form bridge connections over the canal, providing connectivity into the residential area to the north and access to Oldham Road. There is also a third footbridge over the canal at the north-east corner of the site, which provides a direct connection to Newton Heath Health Centre and Newton Heath & Moston tram stop.

Uses

The site is surrounded by a number of different land-uses. These include the interface with the existing school on Bishop Lane, the Sports Complex on Ten Acres Lane, as well as the surrounding residential development, most of which currently backs on to the site. As a result, the development proposals will need to consider and respond to this varied context appropriately and sensitively.



Site Opportunities

Landscape and Open Space

Through the integration of well designed streets and open spaces, the new proposals will seek to maximise biodiversity and integrate green infrastructure, through street trees, play spaces and gardens, including the provision of sustainable drainage systems. The canal presents a fantastic opportunity to create an attractive and characterful development which responds to the existing qualities and characteristics of this key landscape corridor.

Access and Movement

The development will be well-integrated into the surrounding neighbourhood, via a network of streets and spaces that tap into existing access points and informal path networks across the site.

There is an opportunity to meaningfully connect the development to the canal, taking advantage of this strategic movement corridor as well as linking to the existing footbridges that cross it. This will help to maximise the benefits of the public transport links in the area and encourage the use of sustainable and active transport.

Ten Acres Lane provides an ideal primary access point for vehicles, whilst the existing cul-de-sacs at Hallam Road, Mitchell Street and Millwright Street could be integrated as key movement routes primarily for pedestrians and cyclists. This will ensure the development is open and accessible, whilst preventing rat-running through the site.

Uses

There is a real opportunity to create a meaningful heart to the new development through the co-location of the proposed secondary school (including sports pitches with potential to be shared by the community) and a community zone at the centre of the site.

Locating these facilities at the heart of the new development, adjacent to the canal and on a key landscaped route across the site will ensure that this becomes a true community space, for both existing and new residents as well as users of the canal towpath. There is also an opportunity to incorporate play provision within the new development.

The current vacant site has no opportunities for overlooking and natural surveillance, creating an unsafe pedestrian environment. By bringing the site to life, the development proposals will help to make the surrounding streets more vibrant and safe places to be, improving access in the local area and encouraging use of the canal corridor as well as footpaths and cycleways running through and around the site.



KEY

- Site boundary
- Canal
- Potential main vehicular access point
- Potential primary vehicular routes through development
- Existing bridge over canal - opportunity to connect into wider area
- Existing cul-de-sacs - opportunity to link into development providing pedestrian, cycle and limited vehicular access
- Retain or replace existing trees where possible to retain character of canal
- Canal locks - opportunity to form touchpoints with new development
- Key green link through development
- Opportunity to bring influence of canal and green edge into development
- Opportunity to create overlooking and improve safety of canal
- Respond to different characters along canal
- Opportunity to create central community zone at heart of new development
- Potential community facilities within central space
- Locate school at heart of development
- Proposed school grounds back on to existing adjacent school grounds
- Opportunity to improve edge conditions and create overlooking
- Opportunity to retain some existing vegetation around the periphery of the site to act as buffer to development

Design Principles

Emerging Design Principles

The following design principles have been developed to help shape and guide the future development of the site. We would like to hear your views on whether you think these design principles are right as an overarching framework for the site.

THE JOURNALS OF PROJECTS, PLACES, PEOPLE AND COMMUNITIES

A Place with Heart



- X Community zone located at the heart of the development
- X Bring people together to encourage social interaction
- X A place to relax and enjoy views of the canal
- X Focal points for activity and inclusive play
- X Community facilities to activate the ground floor and the public realm
- X Landmark building to create a focal point for the development
- X Potential school positioned to activate public realm
- X Promote health and well-being through high quality landscaped spaces



Social Spaces that bring people together



School at the heart of the community

Public Space for All



- X A variety of green spaces to cater for all users and age groups
- X Accessible green spaces for all through enhanced pedestrian and cycle connections
- X Stimulating sensory landscape qualities
- X Safe and attractive environments for children to play
- X Mix of private, semi-private and public green spaces including pocket parks and central community park
- X Protected privacy through careful arrangement and design
- X Secure spaces by design through active frontages, natural surveillance and lighting



Safe, overlooked green spaces integrated into the development



Stimulating, native landscape that references the sensory qualities and pioneer species on site



Reaches Out Draws In

- X Safe and attractive connections to existing neighbourhoods
- X Encourage sustainable modes of transport with integrated pedestrian and cycle connections
- X A network of legible streets and connections
- X High quality public realm at pedestrian crossings
- X Welcoming and functional spaces to draw people in



Safe and attractive pedestrian routes that connect to and through the development



Increased height and corner details at key arrival points to the development



Celebrate the Canal

- X Utilise characterful locks as touch points with new development
- X Orientate houses to activate the canal and improve safety through overlooking
- X Utilise canal as biodiverse corridor and strategic movement route
- X Opportunity to maximise views of the canal and benefit of being close to the water
- X Promoting accessibility to the canal towpath and link bridges by providing new connections and activation through the site



Existing lock along site boundary – opportunity to celebrate and integrate into development



Opportunities to be close to the water within an attractive and safe environment



Jackson's Brickworks, Newton Heath

April 2022



Reference Heritage

- X Celebrate Industrial heritage and showcase brick
- X Victorian era townscape character influences the buildings – terraced houses, continuous lines, window proportions and gable ends to create variety and interest
- X Architectural character to be a modern interpretation of the Victorian era townscape
- X Street pattern to be influenced by historic context



Historic materiality to draw upon within the new development



Multiple colours of brick create variation and interest within a continuous urban form



Design for Social Connection

- X Public realm details designed to encourage social interaction
- X Scales of privacy (private/semi-private/public)
- X Pocket parks to encourage localised socialising and safe play in proximity to homes
- X Community zone with centralised/shared facilities at the heart of the neighbourhood
- X Opportunities for play



Doors and windows with seating and green space to create safe, communal spaces



Lifetime Neighbourhood

- X Diverse community
- X Intergenerational
- X People-potting (a variety of different house types and tenures, distributed across the scheme to ensure social integration)
- X Tenure blind: high quality design for all
- X To provide a diverse housing choice for local people and new residents across all tenures in accordance with Manchester's Residential Quality Guidance
- X A commitment to entering a community use agreement such that school, sports and recreation provision can be used by the local community alongside the scheme's own requirements





Designed for all ages

A Sustainable Place

- X Use of sustainable materials in the built form
- X Landscape areas that capture and store carbon from the atmosphere
- X Enable sustainable lifestyle choices and encourage use of sustainable and active transport
- X Provision of electric vehicle charging points across the site
- X This heavily contaminated site will be fully remediated, allowing for new landscape areas within the development which have been designed to maximise biodiversity gain
- X Promotion of sustainable transport options as the principal form of mobility for each of the residential, community and school uses



Biodiversity

- X Landscape buffer along the canal with native tree and shrub planting
- X Diverse green spaces with managed hedgerows, native meadows and swales
- X Network of green corridors and front gardens linked to the canal
- X Approximately 600 new trees (residential development) on the cleared and remediated site
- X Sustainable Urban Drainage Solutions
- X Species rich native planting, wild flower meadows and grassland to encourage wildlife habitat



SUDs and native planting to capture carbon, enhance biodiversity and improve air quality



Encourage cycling with covered, safe and secure, and attractive cycle storage

Our Proposals

Our Proposals

Jackson's Brickworks is an important part of our heritage, and its footprint and remediation can be part of our future too.

Our exciting proposals will not only deliver a new state of the art secondary school facility for over 1000 pupils but will also see the construction of c. 730, diverse, characterful and lovingly designed homes for Newton Heath, as well as a community hub building. A new sustainable community, a new neighbourhood, designed with the community in mind and with a consideration for transport, quality of life and sustainability at its core.

All the new houses will have secured cycle parking and the ability to connect to an electric vehicle charging point, located close to or within the property boundary. In addition, those living in apartments will have access to a secured and shared cycle storage facility within the shared stairwell.

The proposals can be split into 2 Phases:

Phase 1 – seeking full planning permission for 397 homes, community hub building and landscaping

Phase 2 – seeking outline planning permission for up to 335 homes and a secondary school

Housing

Your Housing Group is proposing to deliver housing to the local community, including much needed affordable homes. To cater for a range of local needs, our plans are looking to include a variety of tenures, including shared ownership, affordable rent, social rent, rent to buy and open market sale. In total, we aim to bring c. 730 new homes to the area, ranging from one bed accommodation through to larger four bed homes. The variety of homes will offer suitable housing for local people with different needs, including families and those looking to get on the property ladder or downsize into an apartment.

Our housing has been developed to the highest quality, drawing on the best design principles from attractive Victorian streets in Newton Heath to ensure the scheme ties into the local character, whilst being distinctively modern.

The housing within our proposal will be low rise of 2.5 and 3 storey homes; with some 4 storey homes located alongside the canal edge.



The housing development will be delivered in two phases.

Our Masterplan

In late 2020, Your Housing Group undertook a comprehensive public consultation exercise on plans to remediate the Jackson's Brickworks site and our wider vision for the site.

We have taken the time to review the feedback received and to evolve our plans. You can view our new masterplan here and find more information about our proposals on this page.

Our proposals are inspired by the industrial heritage of the former Jackson's Brickworks and sensitively designed to blend into the surrounding context and canal setting, encouraging the use of sustainable and active travel. At the heart of the development a new community hub will be a place to bring people together, to relax and enjoy. New green spaces and pocket parks will provide safe and healthy environments for children to play and wildlife habitats and planting enhance biodiversity. A new state of the art secondary school will accommodate over 1000 pupils for the local area.

Our bespoke homes are designed to offer choice and character to cater for local people, including apartments and townhouses with views overlooking the canal. All of our homes benefit from electric charging points and secure shared cycle storage.



PHASE 2

Phase 2 will offer an additional c. 335 new homes, with an expected commencement date of 2024 subject to planning. Phase 2 will also include the plans for the new secondary school.



PHASE 1

Phase 1 of the development will deliver a proposed 397 new homes, including a proposed community hub building. It is anticipated Phase 1 will begin construction in approximately 12 months subject to planning.

School

The Site provides a fantastic opportunity for a secondary school, which will provide up to 1,050 school places for children within the local area. The details of the school will form a separate reserved matters' planning application focused solely on the detailed design proposals.

The proposed school location remains consistent with the masterplan consulted upon during our previous round of consultation. Its location has been selected based on the strong desire for it to form a focal point at the heart of the community with dual use facilities and in order to support co-locational benefits in terms of the educational offer with the existing Briscoe Lane's

Investment in the Community

Alongside addressing local housing needs within the area, our proposals include a community hub building which will be open for use by the local community for events such as community gatherings and children's activities.

A number of open green spaces and play areas are also proposed creating a true sense of place and belonging.

Furthermore, the proposals will redevelop an area which has been vacant for a number of years and which has been victim to anti-social behaviour and provide a new lease of life, creating new homes for local people alongside a school, green spaces and play provision plus a community building.

The site will be well connected to the surrounding area through pedestrian and cycle links throughout the site which will benefit from natural surveillance from the new housing and local community.

In addition the construction phase will boost employment levels by creating new jobs.

Academy primary school. The proposed location will also best support accessibility by sustainable modes of transport and discourage car use which is a principal aim and will be further supported by proactive travel planning initiatives. Located at the heart of the proposed site with direct pedestrian and cycle links through the site pupils can easily and sustainably travel to school via cycle, walking and public transport.

The school will be of a maximum height of 2 - 2.5 storeys and include sport pitches and MUGA. It is expected the school facilities such as the sports ground facilities will also be available for use by the local community.

The proposals have been developed over a period of many months with an experienced design team and in consultation with MCC.



Transport, Highways and Access

The masterplan seeks to ensure traffic movement is properly managed to minimise impact on the surrounding road network. The main access will be taken from Ten Acres Lane, with limited vehicular access from Hallam Road and Mitchell Street and measures to prevent rat running.

The development will balance appropriate levels of parking for future residents and the provision of electric charging points for vehicles, whilst also encouraging other modes of travel.

The development will be integrated into the surrounding street network, allowing pedestrians and cyclists to easily move through attractive internal streets and spaces, and connect with the canal corridor and the footbridge crossings.

Ample secure cycle parking will be built in. This will help to maximise the benefits of the fantastic public transport links in the area, and encourage the use of sustainable and active transport.

Rat-running will not be possible through the site as vehicle access points/junctions from Ten Acres Lane, Hallam Road, and Mitchell Street will serve self-contained areas of the site with no vehicle access between them. However, there will be full permeability for pedestrians and cyclists across the entirety of the site.



Remediation

The former Jackson's Brickworks site is currently contaminated, due to its former industrial past. The site has also been left vacant for several decades - resulting in flytipping and the growth of Japanese knotweed. The site therefore needs to be wholly remediated, which is an extremely costly venture.

Your Housing Group is committed to investing in the area and cleaning the site to make it safe. As part of our remediation efforts, we will be remediating the entire site so you can be reassured that future developments are completely safer. Our plan turns the current unusable land into a new community for local people to live, work and play.

Your Housing Group secured consent to remediate the site in October 2021.



Open Space and Sustainability

The masterplan maximises the canal-side location with new homes orientated to provide views and activate the canal frontage. A safe environment for recreation, amenity and potential future use of the canal towpath as a strategic movement corridor is incorporated into the masterplan proposals.

The development will include attractive and accessible environments for children's play. Inclusive play will be designed to cater for all users and age groups. Play areas are accessible and within easy walking distance from every home. A variety of green spaces and public realm will include a mix of private, semi-private and public green spaces, including pocket parks and a new central park at the community hub.

The community park is located at the heart of the development to bring people together and encourage social connection. This space will be designed to promote health and well-being, stimulating sensory landscape qualities. Native planting, wild flower meadows and new tree planting will encourage wildlife habitat and biodiversity. Sustainable Urban Drainage solutions will weave throughout the development, designed to sensitively blend into the landscape spaces.

Accessibility to green space underpins the masterplan with a network of pedestrian/cycle connections designed to reduce the need for car use.

Flooding

There are 3 flood zones as defined by the Environment Agency, Flood Zone 1, 2 and 3.

The flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood.

The site is within flood zone 1 - the least likely to flood.

Our expert technical team has conducted extensive surveys to ascertain how the development can be delivered and which demonstrates that the scheme is acceptable and will not increase flood risk.





FAQs

What are you proposing?

Building upon the recent planning approval to remediate the site, Your Housing Group are progressing to bring forward proposals to create a new residential neighbourhood.

This will include delivery of a range of new homes including affordable housing, and a new secondary school with sports provision.

Where is the site?

The site is located on the Jackson's Brickworks Site, in Newton Heath. The full map of the site location can be accessed [here](#)

Is it safe to build on contaminated land?

Absolutely, Your Housing Group has prepared plans to fully remediate the site, making sure the land is safe for the public to enjoy.

How big will the secondary school be?

The secondary school will be situated in the middle of our proposal and will accommodate up to 1,050 pupils, providing capacity and choice for all children living within the local area in the future.

The school will be of a maximum height of 2 storeys and include sport pitches and MUGA. There is a commitment for the school facilities such as the sports ground facilities to be available for use by the local community.

Will the plans enhance the environment?

Your Housing Group have developed a landscaping plan which will establish a natural environment by building a green buffer to the development.

Furthermore, the plans contain an open space within the heart of the new development and a green link connecting Hallam Road to the canal.

By integrating landscape features within the streets and spaces, including street trees, pollinator-friendly shrub and herbaceous planting, and rain gardens.





How will the site be accessed?

The main accesses to the site will be from Ten Acres Lane. There will also be limited access from Hallam Road and Mitchell Street to ensure the development does not become a rat run.

The plans further promote the use of active travel by creating an integrated network of streets to allow pedestrians and cyclist to travel through the area, as well as a built connection to Rochdale Canal.

the scheme aims to create a nature-rich place.

How can I comment on the plans?

There are a number of ways you can have a say on our proposals, such as completing our online feedback form [here](#) or

calling the community information line on **0333 358 0502** (Monday to Friday – 9.00am to 5.30pm).

You can also email us at jacksonsbrickworks@havingyoursay.co.uk or

write to us at New Homes for Newton Heath, c/o Lexington Communications, Third Floor, Queens House, Queen Street, Manchester M2 5HT

What happens next?

The public consultation on the Masterplan will run from 1st December to 15th December 2021. After the consultation concludes, we will review all feedback received and update our Masterplan accordingly.

Once we have made any necessary changes, we will submit our planning application and provide further information in relation to the finalised plans. Following submission of the planning application there will also be an opportunity to make comments directly to Manchester City Council in response to their formal consultation process.



Project Timeline



News

Latest News

03 Mar Installation of fencing around the Jackson's Brickworks site
 Posted at 14:48h in [Latest News](#) • [Share](#)

Your Housing Group has now begun work to erect fencing around the Jackson's Brickworks site. You may notice activity on-site over the coming days and weeks as this work is undertaken. We are also continuing to tackle the incidents of fly-tipping and are working closely with...

[Read More](#)

02 Mar Recent Incidents of fly tipping
 Posted at 17:25h in [Latest News](#) • [Share](#)

Your Housing Group has been made aware of a number of incidents of fly tipping on site in recent weeks. We are liaising with officers at the council and our own neighbourhood team to look at tackling this and if you have any concerns or...

[Read More](#)



Have Your Say

Feedback

Name (required)

Address (required)

Do you think there is a need for new, high quality homes in Newton Heath?

☒ Yes ☐ No ☐ Do not know

Do you support the inclusion of a school in the proposals?

☒ Yes ☐ No ☐ Do not know

Do you support the development of new, affordable homes in the area?

☒ Yes ☐ No ☐ Do not know



Do you support the development of new accessible open space in the proposals?

☒ Yes ☐ No ☐ Do not know

Do you have any comments on the access arrangements?

Do you have any additional comments or suggestions about the plans?

Submit

Please note that any feedback provided by you will be used for the purposes of informing the submission of a planning application and a summary of all responses will be collated into a Consultation Statement to be submitted as part of that application to the Council.

The information you provide will only be used for the purposes of this consultation exercise. The data will be held securely in accordance with data protection guidelines.

Contact Us

Thank you for taking the time to visit this website. We hope you found the information useful.

If you have any questions, you can contact a member of the development team by:

Calling us

on our dedicated community information line (Monday to Friday, 9.00am-5.30pm):
0333 358 0502

Emailing us at:

jacksonsbrickworks@havingyoursay.co.uk

Writing to us at:

New Homes for Newton Heath, c/o Lexington Communications, Third Floor, Queens House, Queen Street, Manchester M2 5HT



26th February 2022 – 6th March 2022 Consultation

[Welcome](#)
[Site History](#)
[Site Context](#)
[Site Analysis](#)
[Design Principles](#)
[Our Proposals](#)
[Project Timeline](#)
[News](#)
[Have your say](#)

Public consultation extended until 6th March

Following the public consultation in December 2021, we have made some changes to our plans. We want to hear your thoughts so we have launched a further consultation until the 6th March. Click the button below to view the changes.

[Download the latest plan](#)

Masterplan

The amendments to the masterplan are in response to the comments received following the second round of consultation, which took place on the proposed development in November 2021. The amendments do not change the majority of the proposals which were previously consulted upon, with the principal changes relating to the vehicular access arrangements, primarily with regard to Mitchell Street and Hallam Road.

To take into consideration comments received, the amended scheme as of February 2022 proposes:

- A vehicular through route from Ten Acres Lane to Mitchell Street
- Restricted vehicular access from Hallam Road
- School drop off location

These changes are illustrated on the updated masterplan.



Appendix E – Exhibition Boards

Welcome

JACKSON'S BRICKWORKS **Welcome**

Your Housing Group is proposing to bring forward proposals to remediate and clean up the existing condition of the Jackson's Brickworks site, and redevelop it to create a new residential neighbourhood.

This will include delivery of a range of new homes including affordable housing and a new secondary school with sports provision which will be accessible to local communities under a community use agreement.

We know how important these emerging plans are to the people who live here and the surrounding community, and we would like to engage with you at this early stage.

Following the consultation on the remediation application which took place in late 2020, we are now in a position to consult on the overall masterplan for Phase One and Two and the detailed proposals for Phase One.

This is the second phase of consultation.

The Jackson's Brickworks site offers excellent potential to deliver much needed housing in this well connected part of the city.

The potential has long been recognised by MCC who have identified it for regeneration and redevelopment since 1995, and a number of proposals have been submitted for planning permission since. This includes a residential and commercial proposal for the same site which Manchester's planning committee approved in 2014.

We understand the importance of getting this project right – both in terms of what is delivered in the area and its contribution to the prosperity and vibrancy of our city.

Proposals at a Glance

- Implement Remediation Application Consent
- High Quality Affordable New Homes
- High Quality Design and Attractive Public Spaces
- Secondary School
- Shared Sports Facilities
- Community Facilities
- Improved Open Space and Community Park
- Improved Cycling and Walking Connections

Site History



Site History

The site is a former brickworks, historically owned by the brick makers J&A Jackson Ltd – one of the major producers of brick in the city. As such, it forms part of the industrial heritage of Manchester.

The site was historically used for the extraction of clay and the firing of bricks in a kiln. This process left large clay pits, which were subsequently infilled with waste. As a result, the ground conditions on the site are heavily contaminated below ground. The new scheme will remediate this contamination and make it safe.





1855

Brick Works Established



1890

Clay Pits Emerging



1961

Clay Pits Expanded



1980

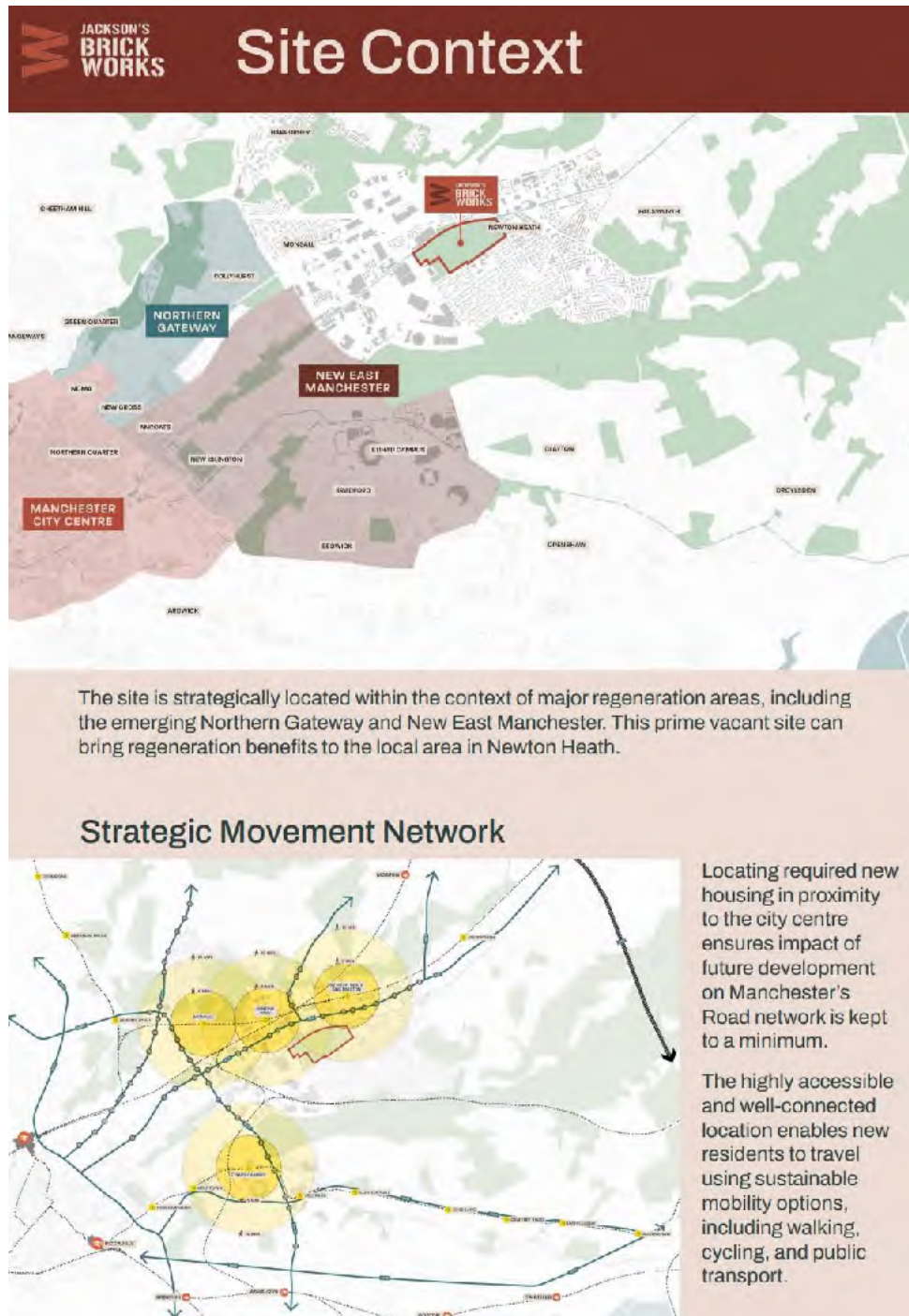
Site Disused

The site has subsequently been left vacant for several decades. It has attracted antisocial behaviour and further contamination through flytipping, as well as extensive growth of invasive species including Japanese knotweed. Planning approval was granted in October 2021 to remediate the whole site, and remediation works are set to commence in 2022.

Due to the existing condition of the former Jackson's Brickworks Site it is extremely costly and difficult to regenerate – however, YHG are committed to delivering a successful development that will meet the needs of the community and future residents.



Site Context





Site Context

Green Spaces



The site enjoys good accessibility to a range of outdoor spaces, and will knit in to existing active travel networks and nature corridors extending from the city centre to the peaks.

The design will enhance the setting of the canal corridor, and deliver green amenity on-site, improving local access to public open space.

Local Centres

This well-located brownfield site will help the district centre at Newton Heath to thrive, and support businesses in the surrounding area.

There is potential to provide some local amenities and facilities on site to benefit the new neighbourhood and surrounding community, including a new secondary school, new shared sports facilities, and a community hub. The proposed development will also enhance cycling and walking connections to the District Centre and other destinations across the local area.





Masterplan



New Affordable Homes



New, Affordable Homes

Jackson's Brickworks is an important part of our heritage and, through remediation, can be part of our future too.

Our exciting proposals will not only deliver a new state of the art secondary school facility for over 1000 pupils but will also see the construction of c. 730, diverse, characterful and lovingly designed homes for Newton Heath, as well as a community hub building. A new sustainable community, a new neighbourhood, designed with the community in mind and with a consideration for transport, quality of life and sustainability at its core. All the new houses will have secured cycle parking and the ability to connect to an electric vehicle charging point, located close to or within the property boundary. In addition, those living in apartments will have access to a secured and shared cycle storage facility within the shared stairwell.

The proposals can be split into 2 Phases:

Phase 1 – seeking full planning permission for 397 homes, community hub building and landscaping

Phase 2 – seeking outline planning permission for up to 335 homes and a secondary school

Your Housing Group is proposing to deliver housing to the local community, including much needed affordable homes. To cater for a range of local needs, our plans are looking to include a variety of tenures, including shared ownership, affordable rent, social rent, rent to buy and open market sale. In total, we aim to bring c. 730 new homes to the area, ranging from one-bed accommodation through to larger four-bed homes. The variety of homes will offer suitable housing for local people with different needs, including families and those looking to get on the property ladder or downsize into an apartment.

Our housing has been developed to the highest quality, drawing on the best design principles from attractive Victorian streets in Newton Heath to ensure the scheme ties into the local character, whilst being distinctively modern. The housing within our proposal will be low rise of 2.5 and 3 storey homes; with some 4 storey homes located alongside the canal edge.





A New School



A New School

The Site provides a fantastic opportunity for a secondary school, which will provide up to 1,050 school places for children within the local area. The details of the school will form a separate 'reserved matters' planning application focused solely on the detailed design proposals.

The proposed school location remains consistent with the masterplan consulted upon during our previous round of consultation. Its location has been selected based on the strong desire for it to form a focal point at the heart of the community with dual use facilities and in order to support co-locational benefits in terms of the educational offer with the existing Briscoe Lane's Academy primary school. The proposed location will also best support accessibility by sustainable modes of transport and discourage car use which is a principal aim and will be further supported by proactive travel planning initiatives. Located at the heart of the proposed site with direct pedestrian and cycle links through the site, pupils can easily and sustainably travel to school via cycle, walking and public transport.

The school will be of a maximum height of 2 – 2.5 storeys and include sport pitches and MUGA. It is expected the school facilities such as the sports ground facilities will also be available for use by the local community. The proposals have been developed over a period of many months with an experienced design team and in consultation with MCC.



© Jackson's Brickworks, which is required for the design proposals.

Our Community



Our Community

Investing in the Community

Alongside addressing local housing needs within the area, our proposals include a community hub building which will be open for use by the local community for events such as community gatherings and children's activities.

A number of open green spaces and play areas are also proposed creating a true sense of place and belonging. Furthermore, the proposals will redevelop an area which has been vacant for a number of years and which has been victim to anti-social behaviour and provide a new lease of life, creating new homes for local people alongside a school, green spaces and play provision plus a community building.



The site will be well connected to the surrounding area through pedestrian and cycle links throughout the site which will benefit from natural surveillance from the new housing and local community. In addition, the construction phase will boost employment level by creating new jobs.

Transport & Access



Transport & Access

The masterplan seeks to ensure traffic movement is properly managed to minimise impact on the surrounding road network. The main access will be taken from Ten Acres Lane, with limited vehicular access from Hallam Road and Mitchell Street and measures to prevent rat-running.

The development will balance appropriate levels of parking for future residents and the provision of electric charging points for vehicles, whilst also encouraging other modes of travel. The development will be integrated into the surrounding street network, allowing pedestrians and cyclists to easily move through attractive internal streets and spaces, and connect with the canal corridor and the footbridge crossings.

Ample secure cycle parking will be built in. This will help to maximise the benefits of the fantastic public transport links in the area, and encourage the use of sustainable and active transport.

Rat-running will not be possible through the site as vehicle access points/junctions from Ten Acres Lane, Hallam Road, and Mitchell Street will serve self-contained areas of the site with no vehicle access between them. However, there will be full permeability for pedestrians and cyclists across the entirety of the site.

In addition, there will be a number of off-site highways improvements, including the widening of Ten Acres Lane to two lanes on the approach to the junction with Briscoe Lane and the repaving of Ten Acres Lane to the north to create a signalised crossroads junction with Oldham Road and The Gateway.



Sustainability



Sustainability

Open Space and Sustainability

The masterplan maximises the canalside location with new homes orientated to provide views and activate the canal frontage. A safe environment for recreation, amenity and potential future use of the canal towpath as a strategic movement corridor is incorporated into the masterplan proposals. The development will include attractive and accessible environments for children's play. Inclusive play will be designed to cater for all users and age groups. Play areas are accessible and within easy walking distance from every home. A variety of green spaces and public realm will include a mix of private, semi-private and public green spaces, including pocket parks and a new central park at the community hub. The community park is located at the heart of the development to bring people together and encourage social connection, and will be designed to promote health and well-being. Native planting, wild flower meadows and new tree planting will encourage wildlife habitat and biodiversity. Sustainable Urban Drainage solutions will weave throughout the development, designed to sensitively blend into the landscape spaces.

Accessibility to green space underpins the masterplan with a network of pedestrian cycle connections designed to reduce the need for car use.



Remediation

The former Jackson's Brickworks site is currently contaminated, due to its former industrial past. The site has also been left vacant for several decades – resulting in flytipping and the growth of Japanese Knotweed. The site therefore needs to be wholly remediated, which is an extremely costly venture.

Your Housing Group is committed to investing in the area and cleaning the site to make it safe. As part of our remediation efforts, we will be remediating the entire site so you can be reassured that future developments are completely safe. Our plans turn the current unusable land into a new community for local people to live, work and play.

Your Housing Group secured consent to remediate the site in October 2021.



Sustainability

Drainage

Where possible Foul and Surface Water sewers will be designed and constructed for adoption by United Utilities, in accordance with their Technical Approval process following Section 104 of the Water Industry Act. This will be developed via their Pre-Development Enquiry process, including consultation with Manchester City Council in their capacity as Lead Local Flood Authority, and the Canals and Rivers Trust in their capacity as the owner of the adjacent canal asset. The foul water, subject to final design approval, will fall by gravity to the existing public sewer system via gully outfall positions in Ten Acres Lane, Hallam Road and Mitchell Street.

The surface water, subject to final design approval, will fall by gravity via a network of attenuation devices to either the Canal or the public sewer system at an agreed discharge rate confirmed by United Utilities and/or Canals and Rivers Trust following the standard hierarchy principles. Any non-adopted parts of the drainage system will be designed and constructed to achieve the attenuated rates of the adoption requirements as per the consulting Civil Engineer's design. Again, where possible SW treatment trains are to be utilised throughout the development including, rain gardens, permeable paving, swales and detention basins. Where possible, all main sewers will be installed in the adopted highway network, but where they are installed in a non-adopted area they will be within the required easement/way leave.

Flooding

There are 3 flood zones as defined by the Environment Agency; Flood Zone 1, 2 and 3. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and Flood Zone 3 areas more likely to flood. The site is within Flood Zone 1 – the least likely to flood. Our expert technical team has conducted extensive surveys to ascertain how the development can be delivered and which demonstrates that the scheme is acceptable and will not increase flood risk.



What Happens Next?



What Happens Next?

The public consultation on the Masterplan will run until 15th December 2021. After the consultation concludes, we will review all feedback received and update our Masterplan accordingly.

Once we have made any necessary changes, we will submit our planning application and provide further information in relation to the finalised plans. Following submission of the planning application there will also be an opportunity to make comments directly to Manchester City Council in response to their formal consultation process.

Have Your Say

Please take the time to review the boards on show. All of the information and a feedback form is available on our website: www.jacksonsbrickworks.co.uk

You can also provide feedback in the following ways:

-  You can complete a feedback form which is available here today.
-  You can call our Community Information Line on 0333 358 0502 (Monday to Friday, 9am to 5:30pm)
-  You can email us at jacksonsbrickworks@havingyoursay.co.uk

Project Timeline

An application for remediation of the Site was approved in October 2021. The current condition of the Site is considered to be a hazard to human health so Your Housing Group will work to make the Site safe as soon as possible.

Between 18 and 24 months of remediation work is required. This will allow time for the proposals for redevelopment to go through a rigorous design and consultation process to ensure the high quality redevelopment and associated benefits envisaged by YHG is achieved.

We are now consulting on the next stage of proposals.



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graph TD; A[Site Analysis] --> B[Define Masterplan Design Drivers]; B --> C[Remediation Application]; C --> D[Round 1 Public Consultation]; D --> E[Masterplan Design Development]; E --> F[Round 2 Public Consultation]; F --> G[Hybrid Planning Application]; G --> H[Statutory Consultation]; E --> WE[WE ARE HERE];
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Appendix F – Social Media Adverts



New Homes at Jackson's Brickworks

Sponsored · 🇬🇧

Your Housing Group is bringing forward exciting plans to bring much needed affordable housing to Manchester. You can click here to learn more about our proposals and have your say.



JACKSONSBICKWORKS.CO.UK

Have Your Say

Jackson's Brickworks

LEARN MORE



New Homes at Jackson's Brickworks

Sponsored · 🇬🇧

With a range of different house types from 2-bedroom apartments up to family homes, our plans for new homes in Manchester will have something for everyone. Want to learn more? Click here to visit our website.



JACKSONSBICKWORKS.CO.UK

Have Your Say

Jackson's Brickworks

LEARN MORE



New Homes at Jackson's Brickworks

Sponsored · 🇬🇧

Your Housing Group will clean up the former Jackson's Brickworks site, building on previously developed land to deliver much needed affordable homes. Click here to learn more about the plans.



JACKSONSBICKWORKS.CO.UK

Have Your Say

Jackson's Brickworks

LEARN MORE



New Homes at Jackson's Brickworks

Sponsored · 🇬🇧

The former Jackson's Brickworks site in Newton Heath needs cleaning up. Our plans for new homes on the site will include significant investment in remediating the site. You can learn more about our plans by clicking here.



JACKSONSBICKWORKS.CO.UK

Have Your Say

Jackson's Brickworks

LEARN MORE

Jackson's Brickworks, Newton Heath
April 2022



**New Homes at Jackson's Brickworks**
Sponsored

Our proposals for the former Jackson's Brickworks site goes beyond new homes. It is about building a community, that is why we are proposing a community hub for local people to use. You can learn more by clicking here.



JACKSONSBICKWORKS.CO.UK

Have Your Say
Jackson's Brickworks

LEARN MORE

**New Homes at Jackson's Brickworks**
Sponsored

As part of our proposals, we are including plans for a new secondary school to cater for local families. You can learn more about this by visiting our consultation website to have your say.



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Have Your Say
Jackson's Brickworks

LEARN MORE