



STATEMENT OF COMMUNITY INVOLVEMENT

CROSS ROAD CONSULTATION
JANUARY 2022

CONTENTS

3	<u>SITE LOCATION</u>	19	<u>CONSULTATION MATERIAL – ONLINE SURVEY</u>
4	<u>INTRODUCTION</u>	20	<u>FEEDBACK RECEIVED – ONLINE SURVEY</u>
5	<u>DESCRIPTION OF DEVELOPMENT</u>	25	<u>MAP OF RESPONDANTS</u>
7	<u>CONSULTATION SUMMARY</u>	26	<u>FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORMS</u>
8	<u>CONSULTATION OVERVIEW</u>	36	<u>FEEDBACK RECEIVED APPLICANT RESPONSE</u>
9	<u>CONSULTATION TIMELINE</u>		
10	<u>CONSULTATION MATERIAL – STAKEHOLDER LETTER</u>		
11	<u>CONSULTATION MATERIAL – STAKEHOLDER PRESENTATION</u>		
14	<u>CONSULTATION MATERIAL – RESIDENT NOTICE</u>		
15	<u>CONSULTATION MATERIAL – SOCIAL MEDIA ADVERTISING</u>		
16	<u>CONSULTATION EVENT</u>		
17	<u>CONSULTATION MATERIAL – CONSULTATION WEBSITE</u>		
18	<u>CONSULTATION EVENT FEEDBACK FORM</u>		

SITE LOCATION

Beech Road Park

Thornbridge Avenue

Cross Road

High Lane

Barlow Moor Road



INTRODUCTION

This Statement of Community Involvement (SCI) has been prepared by UK NETWORKS on behalf of Southway Housing Trust and summarises the consultation undertaken on the plans for new affordable homes on land at the Irish Association Social Club carpark, identifying key themes and issues raised during consultation.

The pre-application consultation methodology for the site was developed in close collaboration with Southway Housing Trust (SWHT) and Manchester City Council's planning team.

In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and Manchester City Council's Statement of Community Involvement (SCI) 2018 have been fully considered. The consultation strategy was developed in the context of the COVID-19 pandemic and has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback, whilst also ensuring they are kept safe, and the NHS is protected.

The strategy has been digitally led but also included traditional means of consultation. These have included resident mailouts, a physical consultation event and social media advertising. A project telephone line and Freepost address has been available throughout the consultation process so that anyone without access to a PC can engage with the project team about the plans and provide their feedback.

The project team is committed to ongoing consultation and engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

DESCRIPTION OF DEVELOPMENT

During the design process the development site was split down to omit the Chorlton Irish Club Building and the associated land.

The site is currently vacant, however was previously used as a car park for the neighbouring Irish Club.

The proposals are for the erection of a 29 unit residential development with associated vehicle and cycle parking, refuse stores and landscaping.



DESCRIPTION OF DEVELOPMENT



CONSULTATION SUMMARY

Over the span of the consultation (24/11/21 – 31/12/21) there were:

- Approximately **42** individual feedback comments received across all channels/platforms of communication.
- **825** Total visits to the consultation website.
- **229** Residents engaged via resident notices.
- **28** Completed Online Surveys/Feedback forms.
- **1** Physical consultation events with a total of 14 local residents and elected members attending.
- **1.441K** Post Engagements, and **230** Link Clicks through to the Website/Survey – Across all social media.

CONSULTATION OVERVIEW

Stakeholders Engaged

- Local residents, businesses and community groups
- Local landowners
- Elected members (MPs, Manchester City Council)

The public consultation was advertised via:

- Correspondence sent to stakeholders
- Community notices sent via Royal Mail to 229 local residences and businesses
- Letters sent to local community groups
- Social media handles, posts and paid for advertising

Engagement has included

- Letters to stakeholders
- Video briefings with elected members
- Video briefing with adjacent neighbours in Thornbridge Avenue
- A consultation website
- Online survey
- Consultation event with exhibition boards
- Feedback forms
- Social media advertising
- Project telephone line and Freepost address

CONSULTATION TIMELINE

4th August 2021

Letters sent to elected members

23rd September 2021

Video briefings held with elected members

21st October 2021

Video briefings held with elected members

24th November 2021

Letters sent to all stakeholders

24th November 2021

Consultation and project website launched (www.crossroadconsultation.co.uk)

24th November 2021

Resident notices distributed via Royal Mail

29th November 2021

Video briefings held with residents of Thornbridge Avenue

November – December

Social media campaign with paid advertising online to publicise the consultation to communities in Chorlton

2nd December 2021

Consultation held for residents at Broughton Park RUFC

January 2022

Feedback from members of the public via consultation website, project telephone, Freepost address of received and reviewed by the Project Team

11th January 2022

Meeting with local resident of Thornbridge Avenue.

CONSULTATION MATERIAL – STAKEHOLDER LETTER



Letters were sent to all stakeholders, informing them of the plans, consultation event details and how to view the plans and provide feedback.

The following stakeholders were sent letters via e-mail:

- Manchester City Council Elected Members (key cabinet members, Chorlton Ward Members, Chorlton Park Ward Members, MP Jeff Smith)
- Chorlton Voice/Chorlton Civic Society
- Friends of Chorlton Irish Club
- Friends of Beech Road Park
- Trustees of Chorlton Irish Club

Throughout the consultation there was a constant line of communication between stakeholders and the project team, via telephone conversations and meetings.



T: 0161 448 4200
E: connect2southway@southwayhousing.co.uk
Southern Gate, 729 Princess Road
West Didsbury
Manchester, M20 2LT
Jonathan Turner
Assistant Head of Development
Email j.turner@southwayhousing.co.uk
Tel. 0161 448 4302
Fax. 0161 448 4203

4th August 2021

Dear

RE: IRISH ASSOCIATION SOCIAL CLUB (IASC) car park, High Ln, Chorlton-cum-Hardy, Manchester M21 9DJ

Further to my recent correspondence in April regarding Southway Housing Trust's acquisition of the Irish Association Social Club (IASC) car park site I am writing to offer you a briefing with the design team.

The project team has undertaken further design work following constructive pre-application discussions with Manchester City Council's planning team and are now able to share initial proposals with you.

As detailed in our previous correspondence our initial feasibility work for the IASC car park has indicated that a scheme comprising circa 25-30 apartments could potentially be achievable on the site. The scheme would be 100% affordable with shared ownership likely to attract local key workers and young professionals. We have also tasked our design team led by View Associates to design a highly sustainable development and look forward sharing the early ideas on this.

I would be grateful if you contact my colleague Alun Hayes on 07809140016 or alun@uk-networks.com who is responsible for community engagement on the project with your availability for week commencing 1st September for a meeting via Zoom or Teams.

I look forward to meeting with you shortly.

Yours sincerely,

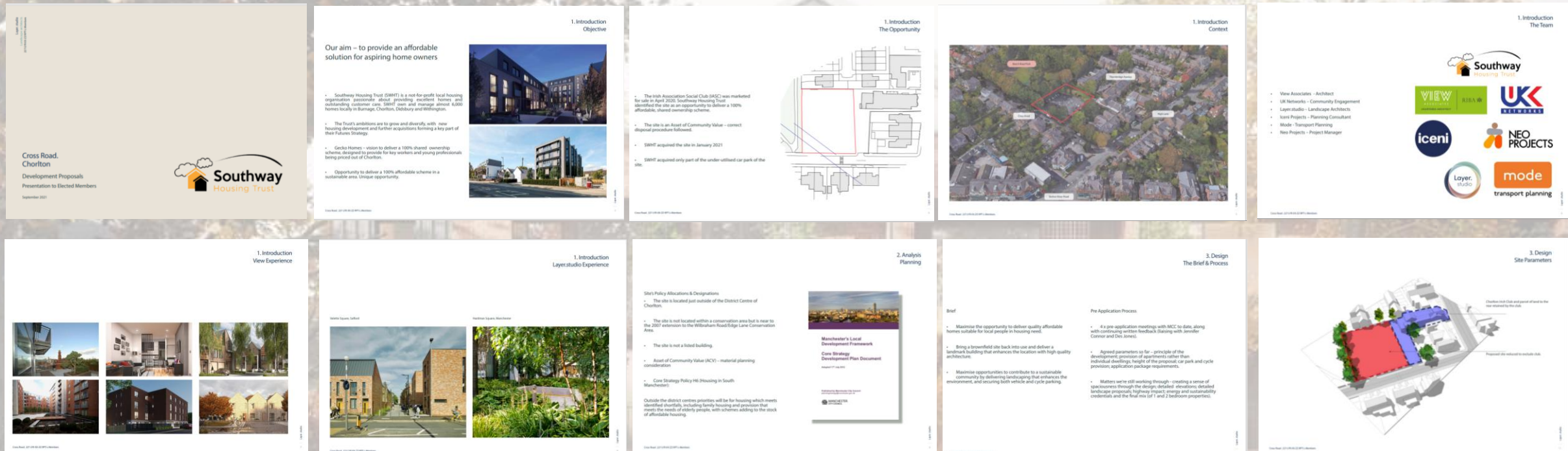
Jonathan Turner
Assistant Head of Development



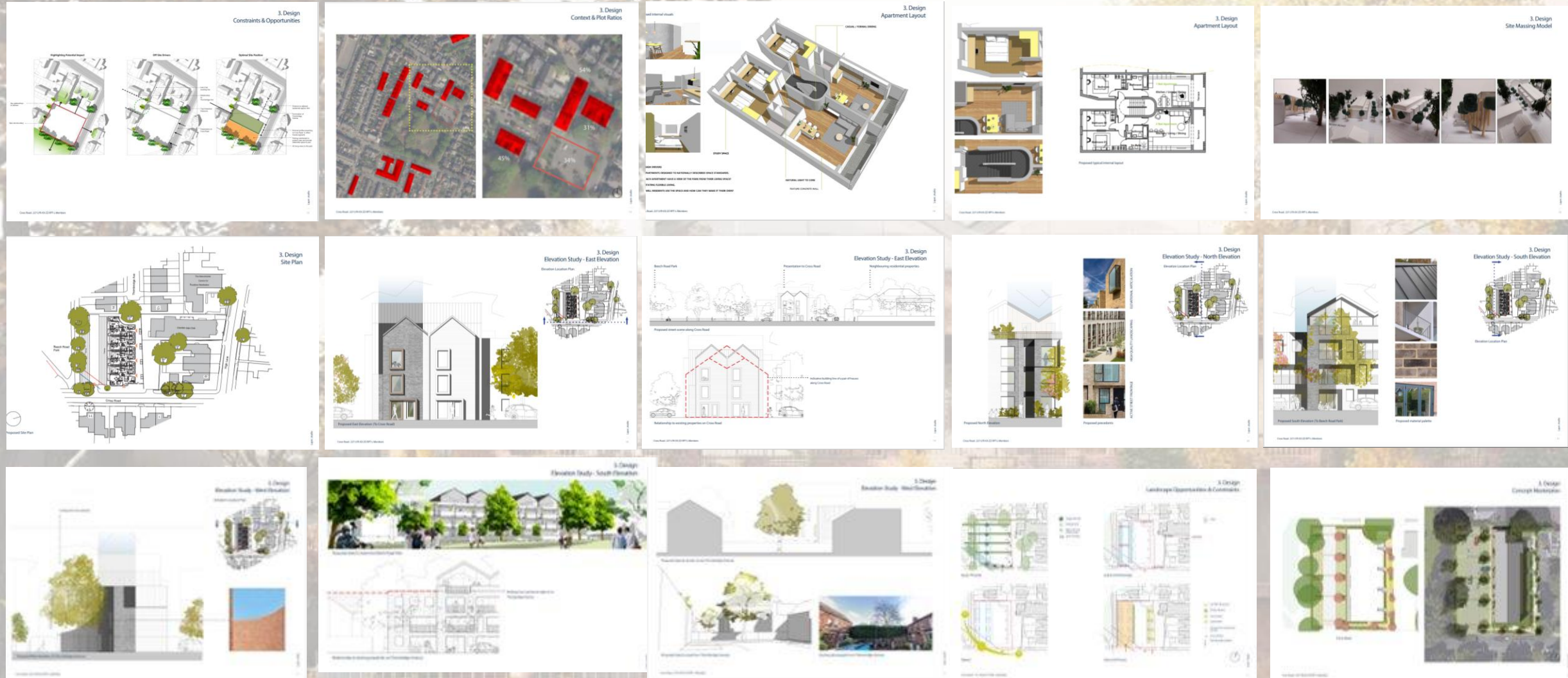
Southway Housing Trust is the business name for Southway Housing Trust (Manchester) Limited.
Chief Executive Karen Mitchell - Registered office: Southern Gate, 729 Princess Road, West Didsbury, Manchester, M20 2LT.
Southway is a registered society under the Co-operative and Community Benefit Societies Act 2014. Registration number: 305488.
The Regulator of Social Housing registration number: L4057 - Southway is an exempt charity.

CONSULTATION MATERIAL – STAKEHOLDER PRESENTATION

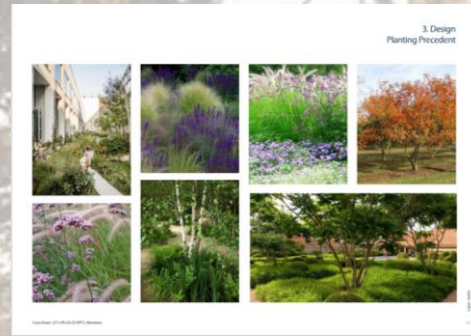
Video briefings were held with Chorlton and Chorlton Park ward members on 23rd September and 21st October. During the video briefings the project time presented the below presentation which provided elected members further details of the plans. During the briefings there was an open dialogue between the project team and elected members.



CONSULTATION MATERIAL – STAKEHOLDER PRESENTATION



CONSULTATION MATERIAL – STAKEHOLDER PRESENTATION



CONSULTATION MATERIAL – RESIDENT NOTICE

Resident notices were delivered to 229 residential and commercial addresses via Royal Mail on 24th November 2021.

The notice provided information on the plans and included details of how members of the public could view the plans and provide feedback via the website or in person at the consultation event.



Cross Road Consultation - Chorlton

Dear Resident,

Southway Housing Trust (SWHT) is inviting feedback from local residents on plans for new affordable homes on land at the former carpark of the Irish Association Social Club (IASC).

In January 2021, SWHT acquired part of the carpark of the IASC with a view to developing the site for much needed affordable housing.

The plan is to deliver a scheme on part of the IASC car park which could help local key workers and young professionals to take their first step on the property ladder by buying their first home under a shared ownership model.

SOUTHWAY HOUSING TRUST

SWHT is a committed and forward-thinking not-for-profit local housing organisation.

Shared Ownership is a government backed scheme that allows those who can't afford to buy outright to get on the property ladder. It allows them to buy a part share in a home and pay a subsidised rent on the remaining share.

These homes will be managed/sold by Gecko Homes (www.geckohomes.co.uk) who are part of SWHT.



To find out more about the plans and provide your feedback you can:

Attend the Community Drop In Event
(details overleaf)

Visit the consultation website:
www.crossroadconsultation.co.uk

or Email:
contact@crossroadconsultation.co.uk

or Telephone:
0151 640 0362

or Write to:
Freepost UK NETWORKS



SITE LOCATION

The site is located on part of the under-utilised carpark of the Irish Club Association on High Lane in Chorlton. To the east of the site is Cross Road and to the south is Beech Road Park. **Part of the carpark will also be retained for the Irish Club to use.**



THE PROPOSALS

- Up to 29 new homes suitable for local people in housing need
- All homes will be designed to meet national space standards
- Each home will have a view of the park from their living space
- Vehicular access via Cross Road
- Each home will have its own dedicated parking space and cycle storage facility
- All units will be affordable and homes will be sold on a shared ownership basis

DROP IN EVENT

Date: **Thursday 2nd December 2021**

Time: **Drop in anytime between 2pm-7pm**

Venue: **Broughton Park F.C., 2 Houghend Crescent, Manchester, M21 7TL**



To find out more about the plans and provide your feedback you can:

Attend the Community Drop In Event
(details above)

Visit the consultation website:
www.crossroadconsultation.co.uk

or Email:
contact@crossroadconsultation.co.uk

or Telephone:
0151 640 0362

or Write to:
Freepost UK NETWORKS



SOCIAL MEDIA ADVERTISING

Social media adverts publicising the consultation were targeted at residents living within the consultation area. Examples below.

 **Cross Road Consultation**
30 November at 20:28 · 🌐

You are invited to attend the consultation event on Thursday 2nd December 2021, 2pm - 7pm

Broughton Park F.C, 2 Houghend Crescent, Manchester, M21 7TL

The event will provide information and allow people to give their feedback on plans for new affordable homes on land at the (IASC) carpark, Cross Road, Chorlton.

There will be members of the project team to answer any questions you may have.

Date: Thursday 2nd December 2021

Time: Drop in anytime between 2pm-7pm

Venue: Broughton Park F.C, 2 Houghend Crescent, Manchester, M21 7TL



CROSSROADCONSULTATION.CO.UK
Consultation Website
We use technologies, such as cookies, to cust...

[Learn More](#)

 **Cross Road Consultation**
30 November at 20:25 · 🌐

Did you receive one of these flyers recently?

We want to hear from local residents regarding the development of new affordable homes on land at the Irish Association Social Club (IASC) carpark, Cross Road, Chorlton.

Learn more and give your feedback via the consultation site:
crossroadconsultation.co.uk... [See more](#)



CROSSROADCONSULTATION.CO.UK
Consultation Website
We use technologies, such as cookies, to cust...

[Learn More](#)

CONSULTATION EVENT

A consultation event was held 2nd December 2021 (2:00pm to 7:00pm) at Broughton Park RUFC. It gave residents a chance to review the consultation boards and the 3d model and discuss the plans with members of the project team. Feedback forms were provided so members of the public could provide their feedback on plans. The event was advertised via the resident flyer and through social media. **14** people were in attendance with a total of **2** feedback forms completed.



CONSULTATION EVENT FEEDBACK FORMS

Hard copy of the feedback forms (similar to the online survey) were made available for attendees of the Consultation Events to provide their feedback. 2 Feedback Forms were completed

Cross Road Consultation - Chorlton

In January 2021, Southway Housing Trust acquired part of the car park of the IASC with a view to developing the Cross Road site, Chorlton, Manchester for much needed affordable housing.

The site is a brownfield site located just outside of the District Centre of Chorlton. The site is not located within a conservation area but is near to the 2007 extension to the Wilbraham Road/Eggle Lane Conservation Area.

The scheme complies with Core Strategy Policy HS, which states that 'Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing. The plan for Cross Road is to deliver a high quality, sustainable development of 29 apartments on part of the IASC car park which could help local key workers and young professionals to take their first step on the property ladder by buying their first home under a shared ownership model. These homes will be managed/held by Gecko Homes.

Please complete the survey below and provide us with your feedback on the proposals. Your feedback will be considered by the project team and where possible incorporated into the proposals prior to the submission of a planning application.

Privacy Notice and Data Protection

We are committed to respecting your privacy and complying with Data Protection Law. UK NETWORKS wishes to collect your comments on behalf of Southway Housing Trust (SHWT) regarding consultation on and at Cross Road, Chorlton (formerly part of the car park of the IASC). Your comments will be used in relation to the consultation and may be disclosed to or shared with SHWT, Manchester City Council and the project team working on this consultation. All comments may be included in published reports however, if you are an individual and decide to provide your name and contact details, only your comment will be published. If you are commenting on behalf of an organisation, only the organisation's name will be published alongside your comment. We are adding for your consent to contact you and keep you informed of the progress of the project, if you would like to be contacted on the project, please provide your name and contact details. These will not be used for any other purpose or be provided to any other company, other than the project team for the purpose of reviewing feedback from the consultation. If you do not want us to contact you with updates, please do not supply us with your contact information. Your name and contact details will be kept for the duration of the consultation www.crossroadconsultation.co.uk for further information about how your personal information will be processed, please e-mail us: enquiries@crossroadconsultation.co.uk

1. Which of the below statements best describes you? (you may tick more than one box)

- ☐ I am a local resident
- ☐ I am a local business owner or work locally
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, sports club, education etc)
- ☐ Other

2. How useful was this consultation event in helping you understand the plans for Cross Road, Chorlton?

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

3. Do you support the plans for Cross Road, Chorlton?

- ☐ Yes
- ☐ No
- ☐ Undecided

 www.crossroadconsultation.co.uk

4. Please provide further comments below if you answered 'No' or 'Undecided' to Question 3.

5. Please provide any further comments below that you would like the project team to consider.

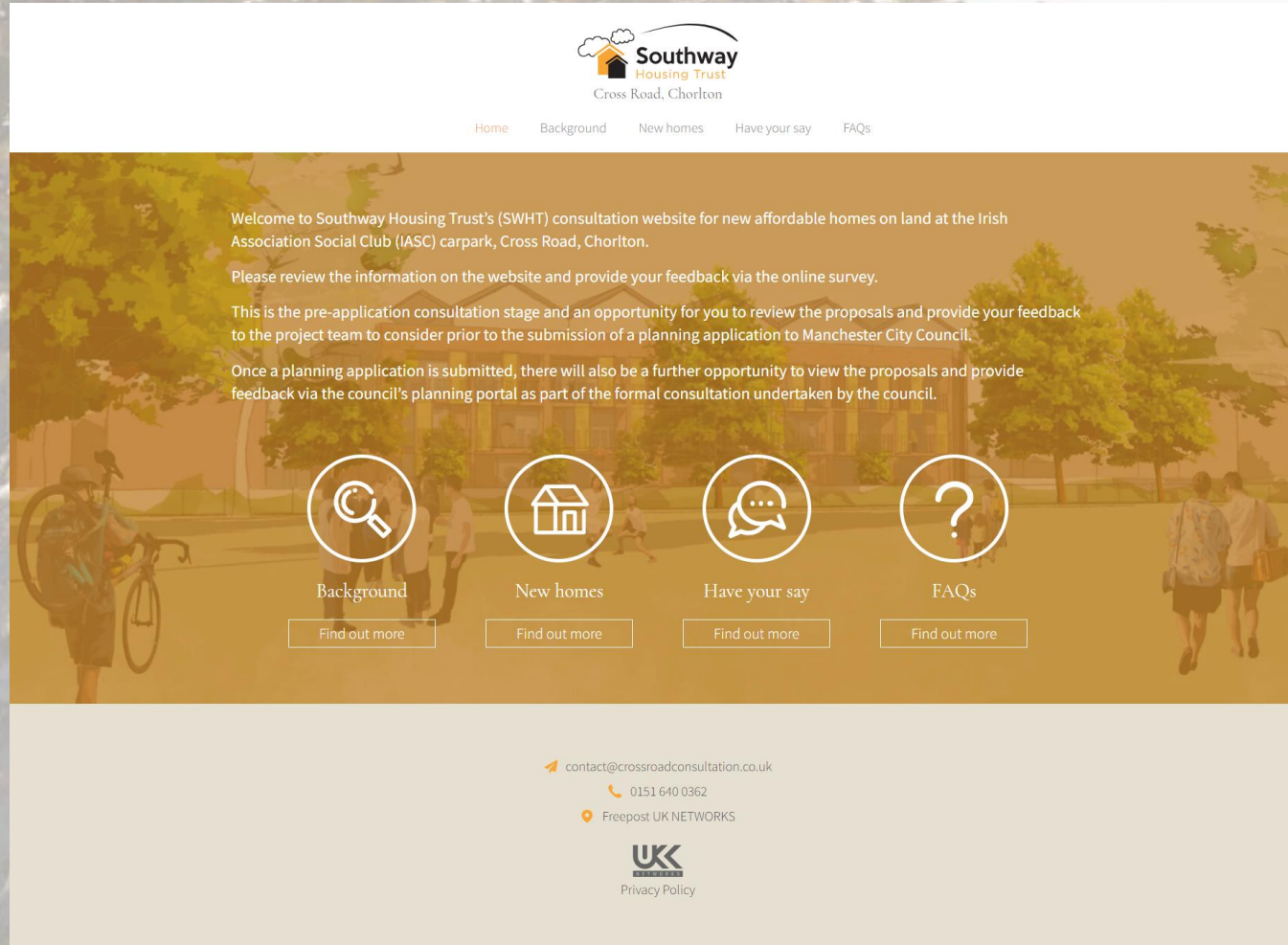
6. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback themes in relation to proximity to the site.

7. If you would like to receive any updates on the project please provide your email address. UK Networks are the appointed community engagement consultants for the project. They are collecting your data and feedback on behalf of Southway Housing Trust as part of consultation on the plans. Your details will not be shared with any third parties.

If you would like to register your interest in one of the new homes (subject to planning permission being granted) please provide your contact details (Name, address, e-mail) and we will add you to Southway Housing Trust's mailing list.

 www.crossroadconsultation.co.uk

CONSULTATION MATERIAL – CONSULTATION WEBSITE



www.crossroadconsultation.co.uk launched on 24th November 2021 to provide members of the public and any other interested parties the opportunity to view the proposals and have the option provide comments/feedback via the online survey. There were 825 visits to the consultation website throughout the consultation.

CONSULTATION MATERIAL – CONSULTATION ONLINE SURVEY



Southway Housing Trust - Cross Road, Chorlton Consultation

In January 2021, Southway Housing Trust acquired part of the car park of the IASC with a view to developing the Cross Road site, Chorlton, Manchester for much needed affordable housing.

The site is a brownfield site located just outside of the District Centre of Chorlton.

The site is not located within a conservation area but is near to the 2007 extension to the Wilbraham Road/Edge Lane Conservation Area.

Core Strategy Policy H6 (Housing in South Manchester) states that 'Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.'

The plan for Cross Road is to deliver a high quality, sustainable development of 29 apartments on part of the IASC car park which could help local key workers and young professionals to take their first step on the property ladder by buying their first home under a shared ownership model.

These homes will be managed/sold by Gecko Homes (www.geckohomes.co.uk) who are part of SWHT.

Please complete the survey below and provide us with your feedback on the proposals. Your feedback will be considered by the project team and where possible incorporated into the proposals prior to the submission of a planning application.

Privacy Notice and Data Protection

We are committed to respecting your privacy and complying with Data Protection Law. UK NETWORKS wishes to collect your comments on behalf of Southway Housing Trust (SWHT) regarding consultation on land at Cross Road, Chorlton (formerly part of the car park of the IASC). Your comments will be used in relation to the consultation and may be disclosed to or shared with SWHT, Manchester City Council and the project team working on this consultation. All comments may be included in published reports however, if you are an individual and decide to provide your name and contact details, only your comment will be published. If you are commenting on behalf of an organisation, only the organisations name will be published alongside your comment. We are asking for your consent to contact you and keep you informed of the progression of the project. If you would like to be contacted on the project, please provide your name and contact details. These will not be used for any other purpose or be provided to any other company, other than the project team for the purpose of reviewing feedback from the consultation. If you do not want us to contact you with updates, please do not supply us with your contact information. Your name and contact details will be kept for the duration of the consultation before being securely destroyed, unless you withdraw your consent for contact which you can do so by emailing contact@crossroadconsultation.co.uk For further information about how your personal information will be processed, please e-mail us using the e-mail address above.

* Required

1. Which of the below statements best describes you? (you may tick more than one box) *

- ☐ I am a resident living closely to the site
- ☐ I work near or have a business near to the site
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, amenity, education etc)
- ☐ Other

2. How useful was the consultation website in helping you understand the plans for Cross Road, Chorlton? *

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

3. Do you support the plans for Cross Road, Chorlton? *

- ☐ Yes
- ☐ No
- ☐ Undecided

Submit

Never give out your password. [Report abuse](#)

4. Please provide further comments below if you answered 'No' or 'Undecided' to Question 3. *

Enter your answer

5. Please provide any further comments below that you would like the project team to consider.

Enter your answer

6. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback themes in relation to proximity to the site.

Enter your answer

7. If you would like to receive any updates on the project please provide your email address. [UK Networks www.uk-networks.com] are the appointed community engagement consultants for the project. They are collecting your data and feedback on behalf of Southway Housing Trust as part of consultation on the plans. Your details will not be shared with any third parties.]

Enter your answer

8. If you would like to register your interest in one of the new homes (subject to planning permission being granted) please provide your contact details (Name, address, e-mail) and we will add you to Southway Housing Trust's mailing list.

Enter your answer

Submit

Never give out your password. [Report abuse](#)

The online survey provides a profile of those who provide feedback, it also gathers a diverse range of feedback due to the open nature of the questions. **28** feedback forms were completed.

FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 1

Which of the below statements best describes you?

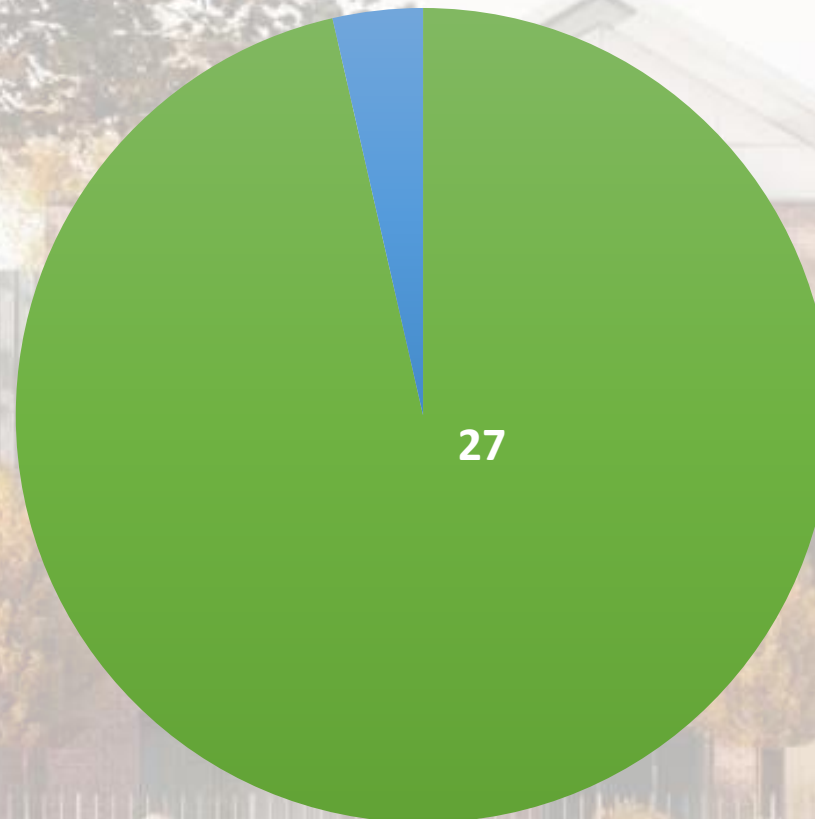
■ I am a local resident

■ I am a local business owner or work locally

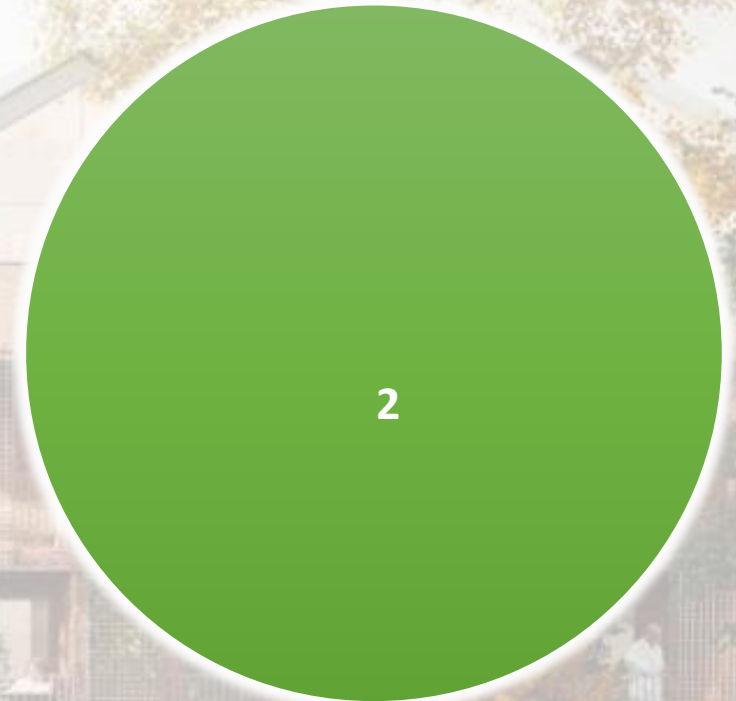
■ I am an elected member

■ I am responding on behalf of an organisation

ONLINE SURVEY



FEEDBACK FORM



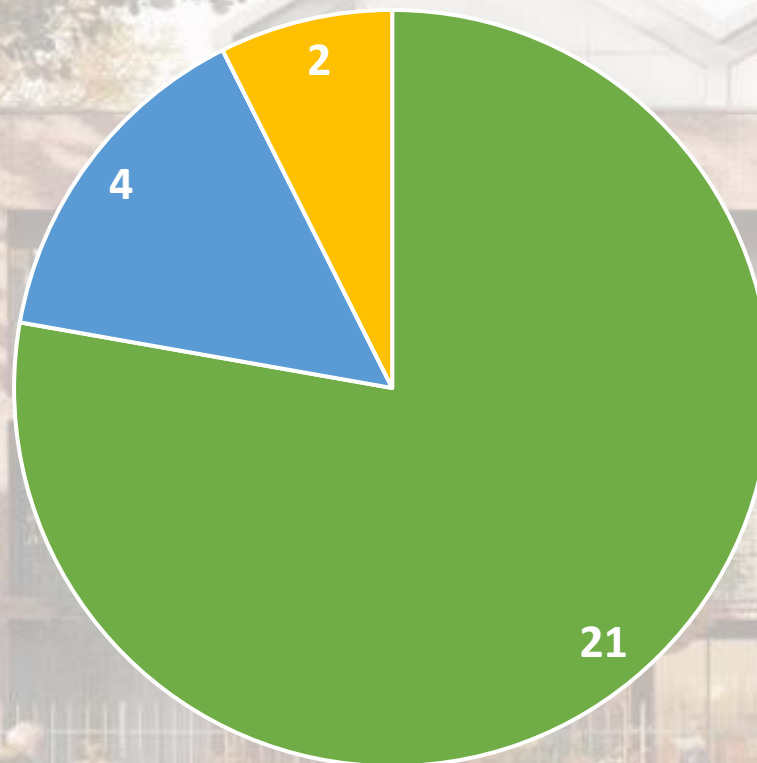
FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 2

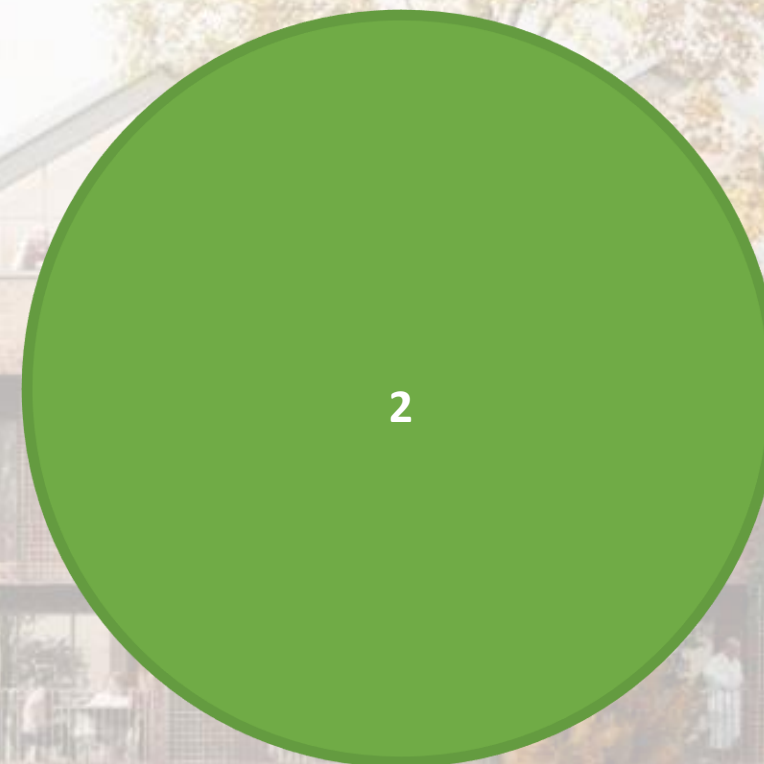
How useful was this consultation website/event in helping you understand the plans for Cross Road, Chorlton?

- Useful
- Neutral
- Not that useful

ONLINE SURVEY



FEEDBACK FORM



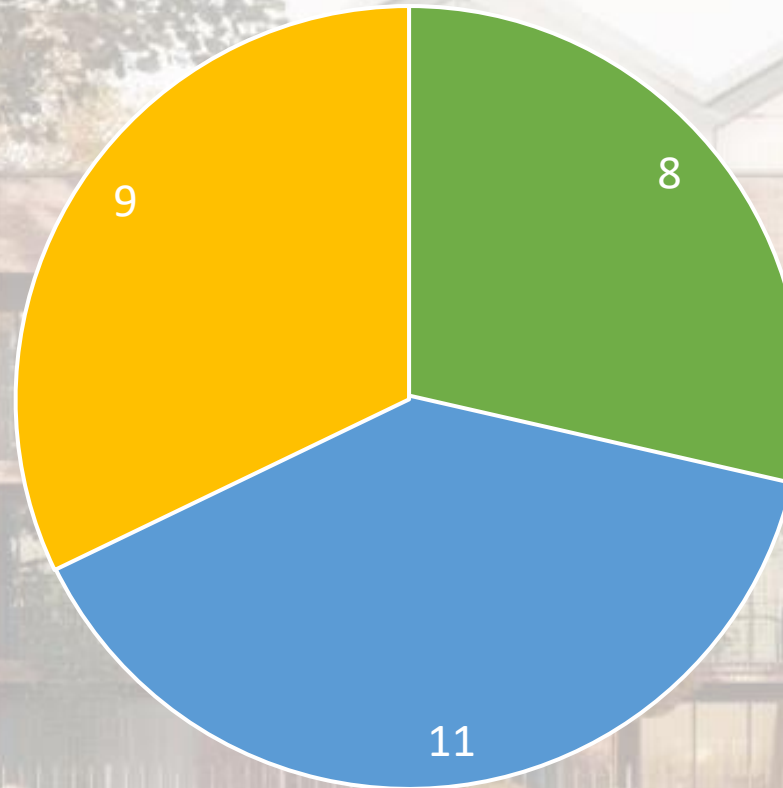
FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 3

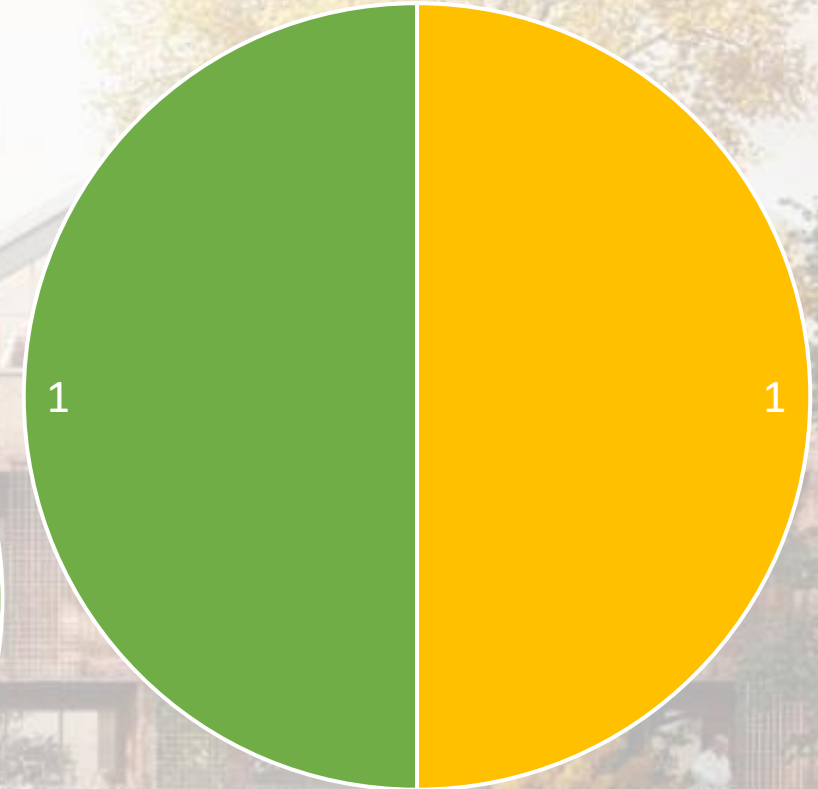
Do you support the plans for Cross Road?

- Yes
- No
- Undecided

ONLINE SURVEY



FEEDBACK FORM



FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 4

Please provide further comments below if you answered 'No' or Undecided to Question 3.

[CLICK HERE FOR
COMMENTS](#) 



FEEDBACK RECEIVED – ONLINE SURVEY

QUESTION 5

Please provide any further comments below that you would like the project team to consider

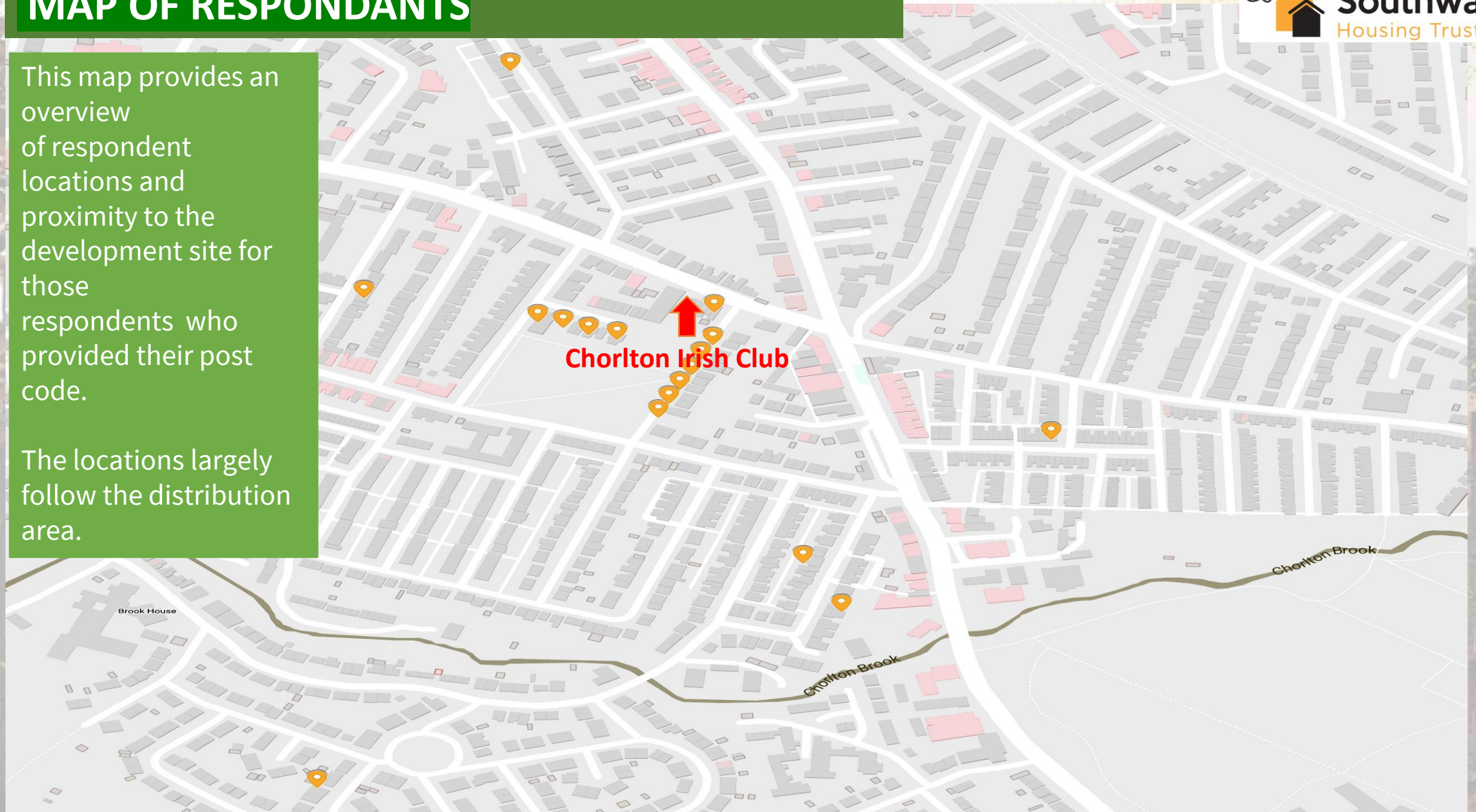
[CLICK HERE FOR COMMENTS](#) 



MAP OF RESPONDANTS

This map provides an overview of respondent locations and proximity to the development site for those respondents who provided their post code.

The locations largely follow the distribution area.



FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



TRANSPORT

The parking and traffic on Cross Road is already busy and creating single-lane traffic. One parking space per property will not be sufficient for homes with 2 cars or visitors. Any further increase in parking and/or traffic will create added risk to the visitors, children and dogs that frequent the park on Cross Road and need to cross navigate across the road.

No parking. Don't believe the proposals add to the area.

Too many properties planned for such a small site. We have lived here since 1999 and enjoyed a quiet street close to Beech Road amenities . The plan for 29 properties (potentially 50-60 extra people living on this road) is too high . Cross Road is already fully occupied day and night with cars either visiting Beech rd. or Barlow Moor Road restaurants and bars during the day and night. Even though there are 29 spaces planned , what about households with more than 1 car ? What about visitors to these households ? The park is close by and this extra traffic will be dangerous to children playing in the park. The plans for a 4 x storey building is too high and the design does not compliment the look of existing buildings in the area. Cross Road is one of the most prestigious roads in Chorlton and most of my neighbours have lived here for many years. The look of this development may devalue our house prices. Water pressure is already very poor on cross road and drainage is poor (due to mature tree roots blocking the sewers on a regular basis) . With all the extra properties, this will get worse.

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



TRANSPORT

Traffic issues a. road is a rat run with crazy parking already. 2. entry/exit to the apartment (and the Irish club) through the same gate, will have problems - people will want to use the gate at the same time (and when the street is busy) 3. Looks like a couple of tall trees on Cross Road are due to go. We much appreciate them, since they face our house and improve the view.

Need more information on how the increase in cars/traffic in the area is being assessed and tackled.

I am generally supportive of the scheme, however I have a number of concerns of which I will detail the main ones below. I do not oppose the plans. However, I think the development is too high. Whilst the fourth storey is set back, it nevertheless extends above the height of all other surrounding properties. I am concerned about parking and safety on Cross Road particularly at the park entrance. 29 properties may require more than 29 car parking spaces and the knock on effect for parking on the road, especially when it is already a 'rat run' should not be underestimated. A significant number of the visitors to the park have young children and the safety implications of parking overspilling onto Cross Road and congestion in general should not be underestimated

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



TRANSPORT

Why is the car park positioned next to the park. Flip the site so that there is natural surveillance of the park and car fumes aren't next to a CHILDREN' play area.

Chorlton is saturated. The development is sandwiched between 2 very congested roads. No car policy for buyers. Make it truly sustainable and green.

Because Beech Road already has an unsustainable number of houses and cars nearby that would be exasperated by even more traffic and housing. An awful decision tbh when there is plenty of other brownfield land locations not too far away in Old Trafford or Stretford (near the Arndale centre)



FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



TRANSPORT DENSITY	29 homes is a lot for the site. The plans are vague about the number of parking spaces and how many charging points. Presumably there will be at least 29 of both?
	Chorlton is full to capacity
	I'm concerned about the density of project, 29 units feels too large for the site. I'm also not convinced enough work has been done on transport planning and would like to see a plan of mitigation for builder access and parking on what is already a difficult road for parking used heavily as a cut through for traffic.
	Please provide details of how access and parking will be managed for construction. Please provide further comfort on details of unit density and proximity to existing property.
	Two other sites containing flats are being developed behind Cross Rd. They do not have sufficient parking & when built will add to the pressure on the road. If the Irish Club reopens, it will cause a nuisance to the residents of the flats, in terms of noise, music and people smoking in the car park and leaving late at night. The water pressure in this area is low, what effect will these extra units have on this. The drains on Cross Rd are blocked with tree roots from the park & can't cope with the current number of housing units. Huge puddles form on a regular basis.
	I support the principle of affordable homes on the site but think that 29 is overdevelopment. Why does it need to be three storeys high - other than to maximise profit by cramming as many homes into the site as possible - surely 2 storeys would be enough for the size of the plot.

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



DENSITY

I think the proposed development is too high and therefore not in-keeping with the surrounding area. The site is on the border of a conservation area and the proposed height of the building is substantially higher than other local buildings. A three story development comprising of 21 homes would be more appropriate. 29 homes on this site is overdevelopment and will greatly impact on the amenities of the current Cross Road residence. The development will bring more cars to the area and increase the traffic on Cross Road which already experiences high traffic levels. Beech Road park is next to the development and increased traffic in this area is a health & safety issue to families using this recreational facility. The plans appear to have no pedestrian gate to the development which would result in residents walking to the car park area of the development when leaving on foot. Pedestrian and vehicle access/egress being located together will unacceptably increasing noise volumes to the homes opposite the propose development access/egress point. A separate pedestrian access/egress gate should be provided closer to the proposed building entrances to distribute noise volumes.

BOUNDARY TREATMENT

Have offset distances been considered to neighbouring resident on Thornbridge Avenue? Please can you provide plans as to which tree (12no.) are being removed and which category tree these are?

Removal of the Leylandii trees from Thornbridge Avenue will completely change the aspect of a neighbourly cul-de-sac to one whereby all anyone will see is a brick wall at the end of a street so if these could be substituted with other trees to disguise the new building that would be appreciated. 29 parking spaces (1 for each property) seems insufficient as many properties are 2 car families.

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



Mature tree absorb a lot more CO2 than small newly planted ones.

Please maintain a boundary between the development and the park, this is a popular dog walking park so needs to be securely fenced and gated. Thank you

BOUNDARY TREATMENT

1. I feel very strongly that the hedge that divides the site and Thornbridge Avenue should stay. The hedge is integral to the feel and character of Thornbridge Avenue and removing it would have a negative effect. It also helps to dampen noise and light from the site. and enhances our security. If the hedge cannot be retained then another one of similar height and density should be planted. 2. I am very concerned about the vibrations and disturbance during construction. When there was test drilling at the site, the vibration throughout our house was severe, causing the whole house to shake. I would like this addressed prior to work starting as I fear the proposed work will damage our property, both structurally and cosmetically. (12 Thornbridge Avenue) 3. The proposed development is much higher than the surrounding houses, will tower over them and is not in keeping with the area. It will tower over our house and block the sunlight for ourselves and other houses on Thornbridge Avenue. 4. One parking bay per property will not be enough. What about visitors, deliveries, second cars - where will they park? Parking is already very difficult on the narrow, congested roads around the site and if the proposed development goes ahead it will be much, much worse. (continued on next page.....)

MEETING WITH LOCAL RESIDENT

Owner of a property on Thornbridge Avenue has requested the removal of the hedge along their boundary, with the agreement that the existing brick boundary wall be extended.

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



BOUNDARY TREATMENT

5. Traffic on the surrounding road is already very, congested and if this goes ahead will make it worse. Cross street is used as a "rat run" for people to avoid the traffic lights between Edge Lane and Barlow Moor Road. I often witness gridlock on Beech Road when two cars are unable to pass due to parked cars and then traffic builds around them so they can't reverse. Traffic turning from Cross Street left onto Edge Lane often has to mount the pavement as the road is too narrow with parked cars and standing traffic, I personally have had a couple of near misses here whilst walking. These points need addressing before more traffic (including bikes) are introduced to the local roads. 6. Care should be taken regarding placement of heating systems etc . For example the constant hum from exterior mounted heat exchange systems would badly effect the quality of life for nearby residents. 7. Thought needs to be given to where bins would be stored and how would refuse wagons access the proposed development to collect them? Twenty nine grey, blue and brown bins stacked on the pavement on Cross Street create lots of problems.

DESIGN

The scale of the development is not in keeping with the local area. Neighbouring properties are two stories and you are proposing four stories.

Looks good. I'm a little concerned about the height - looks higher than the houses on Cross Rd? Also, how would bin management work - is it big bins that won't get brought out onto Cross Rd? We've had rat problems on that part of Beech Rd and need to ensure the additional food waste created by these new homes doesn't add to the rat problem.

I'm very interested in having one of these flats.

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



DESIGN

Too many properties planned for such a small site. We have lived here since 1999 and enjoyed a quiet street close to Beech Road amenities . The plan for 29 properties (potentially 50-60 extra people living on this road) is too high . Cross Road is already fully occupied day and night with cars either visiting Beech rd. or Barlow Moor Road restaurants and bars during the day and night. Even though there are 29 spaces planned , what about households with more than 1 car ? What about visitors to these households ? The park is close by and this extra traffic will be dangerous to children playing in the park. The plans for a 4 x storey building is too high and the design does not compliment the look of existing buildings in the area. Cross Road is one of the most prestigious roads in Chorlton and most of my neighbours have lived here for many years. The look of this development may devalue our house prices. Water pressure is already very poor on cross road and drainage is poor (due to mature tree roots blocking the sewers on a regular basis) . With all the extra properties , this will get worse.

I think the proposed development is too high and therefore not in-keeping with the surrounding area. The site is on the border of a conservation area and the proposed height of the building is substantially higher than other local buildings. A three story development comprising of 21 homes would be more appropriate. 29 homes on this site is overdevelopment and will greatly impact on the amenities of the current Cross Road residence. The development will bring more cars to the area and increase the traffic on Cross Road which already experiences high traffic levels. Beech Road park is next to the development and increased traffic in this area is a health & safety issue to families using this recreational facility. The plans appear to have no pedestrian gate to the development which would result in residents walking to the car park area of the development when leaving on foot. (continued on the next page....)

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM



DESIGN	Pedestrian and vehicle access/egress being located together will unacceptably increasing noise volumes to the homes opposite the propose development access/egress point. A separate pedestrian access/egress gate should be provided closer to the proposed building entrances to distribute noise volumes.
SUSTAINABILITY	Chorlton is saturated. The development is sandwiched between 2 very congested roads. No car policy for buyers. Make it truly sustainable and green.
	I live on Thornbridge Avenue and would like the project team to consider keeping the hedge wall between the avenue and the Irish club, as it is has been an effective sound barrier and will act as a pollution barrier too if these apartments are built. Also, how will the project team seek to ease the impact that 29 new apartments will have on an already overloaded utility and transport network in the locality? There is no mention of alternative energy sources being utilised on this proposed site?
	Chorlton is saturated. The development is sandwiched between 2 very congested roads. No car policy for buyers. Make it truly sustainable and green.
CHORLTON IRISH CLUB	Consider re opening the Irish club
	Need to have further details costs plans - what are the plans for the Irish club building

FEEDBACK COMMENTS – ONLINE SURVEY/FEEDBACK FORM

CONSTRUCTION MANAGEMENT	How will the build be managed? Congestion is high on edge lane/high lane. All building along that road causes further traffic congestion with heavy duty loads blocking roads. This will be the biggest yet. It's a heavy residential area. How will distress of building noise be managed? It's an inconsiderate build and no further builds should be allowed in Chorlton. The local services can't cope. Schools and GPs.
UNSUPPORTIVE	I'm hugely against any development of the area for more housing and will protest against this as such at all public forums and consultations.



FEEDBACK RECEIVED – APPLICANT RESPONSE



TRANSPORT

The site provides 29 car parking spaces, one for each apartment. 25% of the parking spaces will include EV chargers, and the rest of the spaces will be future proofed to accommodate EV chargers in the future. However active travel will be encouraged by the provision of secure cycle storage facilities for each apartment.

There is a separate pedestrian access gate to the scheme, as well as vehicular access, providing a safe, separate route for pedestrians. In addition to these two entrances, a separate access is to be retained for the Chorlton Irish Club, meaning there will be no conflict between different users of the wider site.

A Highways Consultant is instructed to prepare a Transport Assessment to assess the scheme's impact on the existing highway network, and this document will be submitted with the planning application. Based on early assessment data, it is estimated that the proposal will generate a low number of additional trips on the local highway network during peak periods.

This is in part due to the site's extremely accessible location. Chorlton Metrolink is a 10-minute walk from the site, and the nearest bus stop is located on Barlow Moor Road, less than a 5-minute walk from the site. The site is also within walking distance to a vast array of local shops and services within Chorlton, including supermarkets and health services. Therefore, it is anticipated that many journeys made by residents locally will be via active travel.

FEEDBACK RECEIVED – APPLICANT RESPONSE

DENSITY

When analysing the existing buildings in the surrounding area it is clear that a common architectural form is large linear blocks which are often split into several demises in a terraced arrangement, which are quite dense. Whilst there is a difference in housing type to the proposals, the scale and massing of the existing residential buildings play a part in informing the built environment of Chorlton therefore our proposals seek to evoke this familiarity, albeit in a different form. The principle of an apartment scheme, and therefore the associated density of such a scheme, is acceptable in principle as the proposal accords with Core Strategy Policy H6, which permits developments which add to the stock of affordable housing, which could be in the form of either individual dwellings or flats.



FEEDBACK RECEIVED – APPLICANT RESPONSE



BOUNDARY TREATMENT

With exception of the existing trees to the southern and eastern boundaries, the site itself is largely devoid of vegetation, with a large expanse of tarmac forming the car park. Considering this, whilst this scheme will involve the construction of a new building and associated car parking on the site, there is still a great opportunity to increase the site's biodiversity and greening, together with a Sustainable Urban Drainage System (SUDs).

The proposal seeks to retain the majority of the existing mature trees along Beech Road Park, with approx. 12 trees removed in total. The overall concept seeks to mitigate their loss through the planting of 15No. new proposed trees.

The landscape concept is largely influenced by Beech Road Park which borders the site. The car park itself will be surfaced with 'greengap' paving, which will help to visually break up the hard surfacing and soften the boundary between the site and the neighbouring park. It will also allow surface water to permeate through the ground, reducing the reliance on traditional gully and slot drains. Planting beds are also proposed, to provide 'green threads' that cut through the car park, further softening its appearance when set against Beech Road Park.

Residents will enter the site from Cross Road, passing a low brick wall, following a linear path that breaks off to provide individual access points to the building's multiple entrances.

FEEDBACK RECEIVED – APPLICANT RESPONSE



BOUNDARY TREATMENT

Within these individual entrances, there will also be bin stores set within a bespoke unit, concealed by a green roof, together with a small bench and multi stem tree planting to provide a series of spaces to sit. These semi-private spaces will provide opportunities for the residents to chat to each other, allowing a sense of community to be fostered.

Homes on the ground floor will have planting in front of their terrace to provide defensible space, with the planting wrapping around the eastern boundary of the site to soften the street elevation onto Cross Road.

Ornamental and native planting, including trees are proposed to increase the site's biodiversity and create a visual statement throughout the seasons.

The team acknowledge that the leylandii hedge plays an important role in screening the site from Thornbridge Avenue, and at present, conversations regarding the most appropriate solution for this boundary are ongoing with affected residents. However for the purposes of this planning application submission, the scheme shows that the leylandii hedge separating Thornbridge Avenue from the site will be retained wherever possible.

FEEDBACK RECEIVED – APPLICANT RESPONSE

DESIGN

Throughout the pre-application process the Design team has analysed alternative development proposals which could be suited to the site by considering scale, massing, relationships, and street scenes. During various pre-application meetings this was discussed with Manchester City Council.

The site layout has been thoroughly worked through in order to address the several design drivers, alongside the expected functional requirements for the site such as access, parking and refuse. The building itself has been positioned as a linear block stretching from east to west across the site and has been set back away from the Beech Road Park boundary. This careful positioning has a number of schematic benefits:

- At approx 18m from the Beech Road Park Boundary the position allows appropriate space for the 100% car parking to the south of the site. Whilst protecting existing tree roots from damage that could be caused by construction, this also allows for a gradient of 'greening-up' between the park and the site. This creates a respectful backdrop to the park that allows existing and new trees to flourish.
- To Cross Road the building presents a narrow elevation, similar to that of the semi-detached houses opposite. This ensures that the majority of existing residents on Cross Road can still enjoy their long views across the site and towards the park, which would otherwise have been impeded with a different orientation.

FEEDBACK RECEIVED – APPLICANT RESPONSE

DESIGN

- Every apartment is able to have living accommodation and private amenity space facing the park, with bedroom accommodation on the quieter, northern elevation. As well as providing well needed passive surveillance to the park this also allows residents to benefit from passive heating through solar gain.
- To the West of the site, and sculpted around the existing Ash tree, the building presents a considered elevation to Thornbridge Avenue. This allows residents on Thornbridge avenue to retain their privacy afforded by the existing vegetation and trees that will remain in situ.

The height of the proposed building is comparable with the surroundings; the building's narrow frontage presents at 3 storeys to Cross Road with the top floor stepped back considerably to reduce its impact on surrounding residential amenity. A Sunlight and Daylight Assessment has been completed to support the planning application, the findings of which confirm that the height of the proposal will not infringe on any surrounding property's available sunlight and daylight. A Heritage Statement has also been completed to support the planning application, and this assessment does not find that the height of the proposal has any adverse impact on the immediate setting of the site or the nearby conservation area.

FEEDBACK RECEIVED – APPLICANT RESPONSE



SUSTAINABILITY	The proposed scheme will seek to reduce carbon dioxide emissions; we are currently looking into the use of highly efficient, all-electric space and water heating systems. This will ensure that the proposed development is fit for the future by eliminating the need for fossil fuel combustion on-site and being prepared for the “boiler ban” anticipated to be enforced in 2025 under the Future Homes Standard. The site’s sustainability credentials are furthered by its highly accessible location just outside of the district centre of Chorlton. The proposals provide both 100% car and cycle parking within the curtilage of the site. 25% of car parking spaces will have EV charging units installed with infrastructure installed for future provision as electric cars become more prevalent
CHORLTON IRISH CLUB	Southway Housing Trust purchased part of the Irish Club car park, however the building is unaffected by these proposals. SWHT are not in control of the future of the Irish Club building. This means that the building could reopen in the future, and proposals by Southway have therefore been designed taking this into consideration. For example, the apartments will include glazing thick enough to limit any potential noise from events and live music that may be hosted at the Irish Club in the future. In addition, over 10 parking spaces also remain within the ownership of the Club, meaning that patrons travelling to the Club via car will still have somewhere to park.

FEEDBACK RECEIVED – APPLICANT RESPONSE



CONSTRUCTION MANAGEMENT

The construction company contracted by Southway Housing Trust will be a member of the considerate constructors scheme. In addition, a planning condition will be included within any Decision Notice which will require a Construction Management Plan to be submitted and signed off by the Council before construction can start on site. This means that the contractor will have to provide information on the following elements of the construction process:

- Overall timings of construction programme and working hours
- How noise from the construction site will be controlled
- Process for reporting complaints and liaising considerately with neighbours
- Types and frequency of vehicles visiting the construction site together with evidence they can safely access and exit the site.
- Wheel washing of construction vehicles
- How to accommodate contractor parking within the locality
- Controlling dust from the site

Southway Housing Trust are experienced developers in the local area, with a track record of delivering high quality homes, and it is their priority to ensure that the construction is carried out with as little disruption as possible to local resident's everyday lives.

FEEDBACK RECEIVED – APPLICANT RESPONSE

WASTE MANAGEMENT

In accordance with Manchester City Council requirements, the provision for bins is 0.43sqm of refuse storage space per apartment. Located in a centralised bin store, the containers will be collected by refuse workers on bin day, taken to kerbside, and returned to the store for residents to use.

