

Proposed Red Bank Neighbourhood Infrastructure Works

Statement of Community Involvement

Prepared by Counter Context Ltd on behalf of Manchester City Council

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Table of Content

Statement of Community Involvement.....	0
Prepared by Counter Context Ltd on behalf of Manchester City Council.....	0
List of Figures	4
List of Tables.....	4
1. Introduction and Policy Requirements.....	5
1.1 Overview	5
1.2 Site Location and Description of Proposed Development	5
1.3 Policy Requirements	6
2. Approach to Consultation	9
2.1 Consultation Objectives	9
2.1.1 Objectives	9
2.1.2 Principles	9
2.2 Community Consultation Process Overview	9
3. Community and Stakeholder Mapping	11
3.1 Stakeholder Engagement	11
3.1.1 Elected Political Representatives	11
3.1.2 Key Local Organisations	11
3.1.3 Local Businesses and Residents	12
4. Phase One Community Consultation: October 2021	13
4.1 Overview of Phase One Consultation.....	13
4.2 Publicising the Phase One Community Consultation	13
4.2.1 Consultation Leaflet	13
4.2.2 Consultation Poster.....	13
4.2.3 Media Coverage.....	13
4.2.3.1 Print / Online Media	13
4.2.3.2 Social Media	13
4.3 Phase One Consultation Events.....	14
4.3.1 Events Overview	14
4.3.2 Event Attendees.....	14
4.4 Methods for Receiving Feedback	15
4.4.1 Freephone Information Line.....	15
4.4.2 Email	15
4.4.3 Feedback Questionnaire.....	15
5. Phase One Consultation Feedback.....	16
5.1 Summary of Consultation Responses	16
5.2 Summary of Feedback Received.....	16
5.2.1 Who responded to the consultation?	16

5.2.2	Impressions of the area currently	17
5.2.3	St Catherine's Wood and the City River Park.....	17
5.2.4	The River Irk	18
5.2.5	Movement and Connections	19
5.2.6	Other comments	20
	Concerns	20
6.	Phase Two Community Consultation: December 2021	21
6.1	Introduction and Aims of the Consultation Process.....	21
6.2	Publicising Phase 2 Community Consultation	21
6.2.1	Consultation Postcard.....	21
6.2.2	Media Coverage.....	21
6.2.2.1	Print / Online Media	21
6.2.2.2	Social Media	22
6.3	Phase 2 Consultation events	22
6.3.1	Events Overview.....	22
6.4	Methods for Receiving Feedback	22
6.4.1	Feedback Form.....	22
6.4.2	Freephone Information Line.....	22
6.4.3	Email	22
7.	Phase Two Consultation Feedback.....	22
7.1	Summary of Consultation Responses	22
7.2	Summary of Feedback Received.....	23
7.2.1	Who responded to the consultation?	23
7.2.2	Our Vision for Red Bank	23
7.2.3	Movement and Connectivity	24
7.2.4	Facilities for a Thriving Community.....	24
7.2.5	The Park at the Centre of the Neighbourhood.....	26
7.2.6	Other Comments.....	26
7.2.7	Key stakeholder and organisation responses.....	26
8.	Key Stakeholder Engagement.....	27
8.1	Introduction	27
8.2	Friends of St Catherine's Wood.....	27
8.3	Manchester Green Infrastructure Group.....	27
8.4	MCC Parks Service Age Friendly Steering Group.....	28
9.	Consideration of Consultation Feedback	30
10.	Influence of Consultation on the Proposals	35
11.	Appendices	37
	Appendix 1: Phase 1 Consultation Leaflet.....	37
	Appendix 2: Phase 1 Consultation Poster	38
	Appendix 3: Phase 1 Event Displays.....	39

Appendix 4: Phase 1 Feedback Form	41
Appendix 5: Phase 2 Consultation Postcard	42
Appendix 7: Phase 2 Feedback Form	46

List of Figures

Figure 1: A location plan of the Red Bank neighbourhood.....	6
Figure 2: Diagram showing the timeline of consultation activities.	10
Figure 3: An image showing the extent of the consultation distribution area which was used to send out leaflets or postcards at both stages of consultation (Courtesy of Google Maps).....	12
Figure 5: Images of the Phase 1 consultation drop-in events at GRUB Mar.	14

List of Tables

Table 1: List of political representatives consulted during the pre-application consultation.....	11
Table 2: A table showing attendance at the two drop-in events.....	15

1. Introduction and Policy Requirements

1.1 Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of Manchester City Council, hereby referred to as 'the Applicant'.

It reports on the pre-application community consultation undertaken with local communities and businesses on proposals for a package of infrastructure works for the Red Bank Neighbourhood project, at Victoria North, Manchester.

The pre-application community consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2019).

This Statement of Community Involvement is part of a suite of documents supporting the planning application for the proposals.

1.2 Site Location and Description of Proposed Development

The Applicant is seeking to obtain planning permission for infrastructure works for the Red Bank Neighbourhood project. This includes, but is not limited to, the first phase of the new City River Park as well as creating the development platforms, new spine road, and infrastructure delivery associated with the future development of the Red Bank Neighbourhood.

The proposed development is located on an area of land to the north-east of Victoria Station, to the south of Red Bank road. The site is immediately adjacent to Manchester city centre, and is referred to as 'Red Bank Neighbourhood' (hereafter referred to as the 'site').

This is the second planning application submitted by the Applicant at the site, following the grant of planning permission (Ref: 132252/VO/2021) on 23 December 2022 for advanced enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the residential masterplan by MCC and its Joint Venture (JV) Partner, Far East Consortium International Ltd (FEC).

The works applied for by this application will allow for future residential-led development (to be applied for in a future planning application), as well as associated infrastructure delivery including new utilities and services connections.

The site is located within the administrative authority of Manchester City Council (MCC) with the majority being in the wards of both Cheetham and Harpurhey with some utility and service connections in Crumpsall, Miles Platting and Newton Heath wards.

The site is irregular in shape and occupies approximately 16.63 ha of land. The site is bounded by commercial and industrial uses to the north and west. To the east the site is bound by the River Irk, beyond which are existing commercial units located along Collyhurst Road and Dantzic Street. To the immediate south is further surface car parking, south of Roger Street, beyond which is the former Red Bank Viaduct.



Figure 1: A location plan of the Red Bank neighbourhood.

1.3 Policy Requirements

This Statement of Community Involvement has been prepared to provide a comprehensive record of the pre-application community consultation undertaken on the proposals.

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National NPPF (2021).

Paragraph 39 of the NPPF states that:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community.¹

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

The NPPF goes on to state that:

[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.²

...

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.³

This Statement of Community Involvement also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

Manchester City Council's adopted Statement of Community Involvement (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'⁴. In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

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...

...The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events...*

...We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the

² Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

³ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 128.

⁴ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

developer having to amend their application to address the objections which could delay the decision-making process.⁵

As part of this process, and as recommended in Manchester City Council's Statement of Community Involvement, the Applicants' team met with Manchester City Council and discussed the consultation strategy for the proposed development ahead of the commencement of the consultation programme.

Consistent with advice in Manchester City Council's Statement of Community Involvement, this document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted. This document provides:

- An account of the pre-application community consultation undertaken with the local community about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

In addition to the requirement for pre-application community consultation set out by national and local authorities, the Applicants recognise that local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicants or Project Team, in many cases resulting in a stronger set of proposals.

This Statement of Community Involvement reports on the pre-application community consultation undertaken with local residents as well as with key local stakeholders and local organisations. There has been extensive and detailed engagement with a range of statutory and other organisations relating to technical issues during the development of the scheme. This engagement is described within the relevant planning application documents and not in this Statement of Community Involvement.

⁵ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, pages 33-34.

2. Approach to Consultation

2.1 Consultation Objectives

At the beginning of the development process, the Applicant and its team set out to undertake a transparent and meaningful consultation with the local community.

The bespoke consultation strategy was developed to provide meaningful opportunities for local people to engage with the Applicant and contribute to the progression of the development proposals. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels which were established.

To ensure that the consultation was carried out in the most appropriate way possible, the consultation strategy was shared with Manchester City Council planning officers for their input ahead of implementation.

2.1.1 Objectives

The objectives of the consultation process were as follows:

- To undertake a multi-phase consultation to ensure that members of the local community and key stakeholders had the opportunity to comment and influence the development proposals at (a) an early, formative stage and (b) a more detailed design stage.
- To demonstrate best practice in consultation delivery, ensuring the consultation was accessible, thorough and robust.
- To proactively demonstrate where feedback from the consultation has influenced the scheme design.
- To use the consultation and engagement process to fully explain the proposals in context, and as an opportunity to address any sensitive issues or concerns.

2.1.2 Principles

The Applicant was committed to consulting openly with key stakeholders, residents, businesses and local community groups. Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms where possible.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider general public.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Responding quickly and effectively to enquiries received from stakeholders and members of the public.

The approach to community consultation as presented in this Statement of Community Involvement reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application community consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Have opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the proposals and be updated on the outcomes of consultation.

2.2 Community Consultation Process Overview

The Applicant's consultation strategy seeks to draw together the different aspects of the scheme being progressed through separate planning applications in order to create a cohesive and easy-to-follow consultation process to

ensure local communities and interest groups can genuinely influence the development of the plans. Three progressive phases of consultation will inform planning applications at different stages.

- The Red Bank neighbourhood masterplan development and plot design (leading up to the submission of a hybrid planning application in late spring 2022).
- The design of the City River Park, which will be the green centrepiece of the new Red Bank neighbourhood, and supporting infrastructure works (leading up to the planning application submitted in November 2021).
- The flood defence and alleviation works, which are needed to pave the way for the future delivery of the Red Bank neighbourhood plans (leading up to the submission of a planning application in late spring 2022).

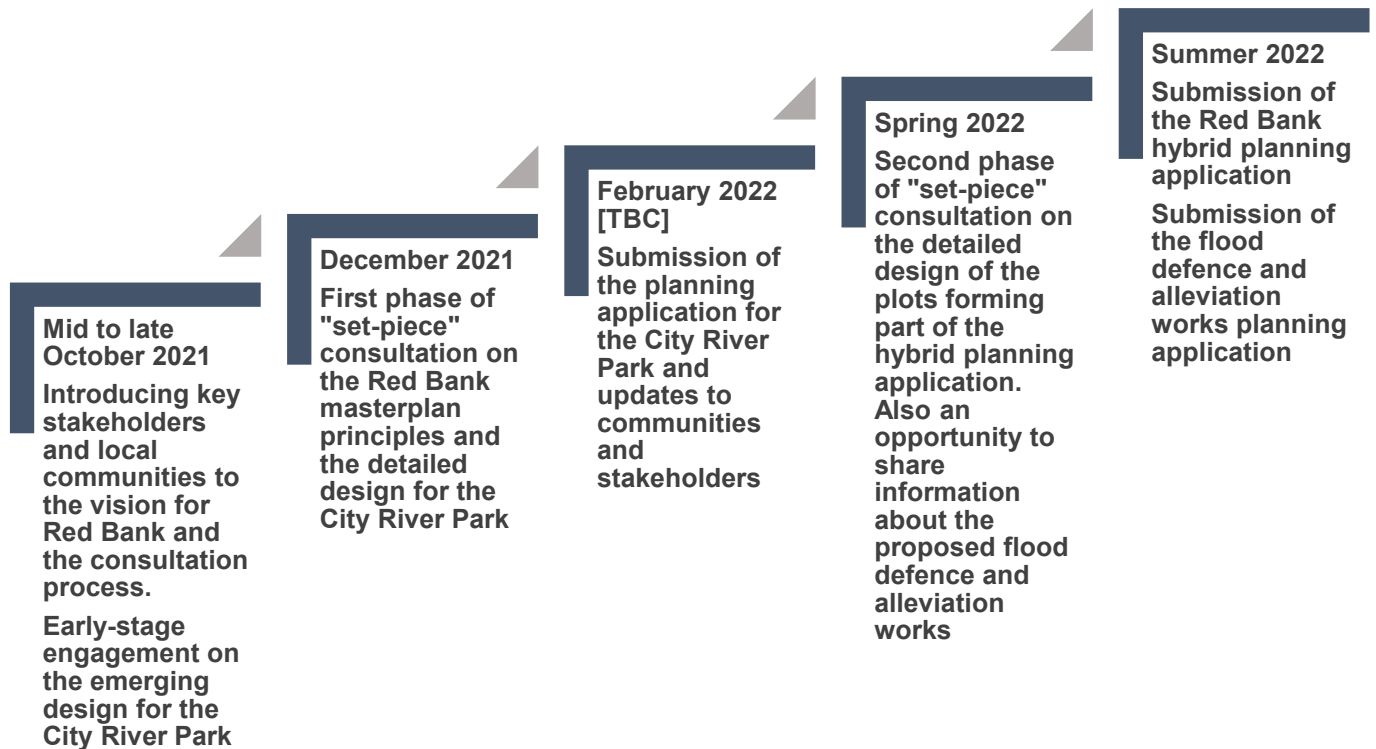


Figure 2: Diagram showing the timeline of consultation activities.

Throughout the consultation period, a range of communication methods were used to raise awareness of the proposals among stakeholders and the local community, who were provided with several accessible and convenient ways to provide feedback.

The Applicants have worked hard to ensure that local priorities have been addressed. This principle has been at the heart of their commitment to building new homes and a park that puts the local community first.

3. Community and Stakeholder Mapping

This section details the key local audiences who were engaged with during the pre-application community consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Elected political representatives (see **Section 3.1.1**)
- Directly affected residents (see **Section 3.1.2**)
- Key local organisations (see **Section 3.1.3**)
- Local businesses and residents (see **Section 3.1.4**)

More details about the stakeholders that were engaged with are set out below.

3.1 Stakeholder Engagement

3.1.1 Elected Political Representatives

Political representatives were engaged with ahead of and throughout the consultation period to obtain their thoughts on the proposals and how best to engage with their constituents.

The list of political representatives engaged with are listed in **Table 1**:

Table 1: List of political representatives consulted during the pre-application consultation.

Position	Name
Executive Member for Housing and Employment	Councillor Gavin White
Executive Member for Environment	Councillor Tracey Rawlins
Local Ward Councillor - Cheetham	Councillor Naeem Hassan
Local Ward Councillor - Cheetham	Councillor Shazia Butt
Local Ward Councillor - Cheetham	Councillor Shakut Ali
Local Ward Councillor - Piccadilly	Councillor Adele Douglas
Local Ward Councillor - Piccadilly	Councillor Jon-Connor Lyons
Local Ward Councillor - Piccadilly	Councillor Sam Wheeler
Local Ward Councillor – Harpurhey	Councillor Patrick Karney
Local Ward Councillor – Harpurhey	Councillor Sandra Collins
Local Ward Councillor Harpurhey	Councillor Joanne Green
Local Ward Councillor – Miles Platting and Newton Heath	Councillor John Flanagan
Local Ward Councillor – Miles Platting and Newton Heath	Councillor Carmine Grimshaw
Local Ward Councillor – Miles Platting and Newton Heath	Councillor June Hitchen

3.1.2 Key Local Organisations

The Applicant identified and engaged with the following organisations, ensuring they were made aware of the proposals and given the opportunity to provide feedback:

Community groups	Emmeline (Manchester) Management Ltd Green Quarter Residents Friends of St Catherine's Wood Redbank House (part of Disabled Living) Friends of Angel Meadow Northern Quarter Forum Moodswings A New Leaf YES Manchester YPAC
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	St George's Youth and Community Centre Collyhurst Big Local UnLtd / Collyhurst Community Enterprises Collyhurst Community Enterprises Lalley Centre Church of the Saviour Collyhurst South Tenants Association Collyhurst Village Contact Group Hamerton Road Tenants Association Irk Valley Tenants Association Collyhurst Resident Liaison Group Irish World Heritage Centre (home to Manchester Irish Society) No.93 Walking Group (Greater Manchester Mental Health NHS Foundation Trust)
Education	Eden Girls' Leadership Academy Eden Boys' Leadership Academy Abbott Community Primary School St Patricks RC Primary School St Malachy's RC Primary School Saviour CofE Primary School Collyhurst Nursery School and Children's Centre Manchester Communication Academy Manchester Diocese (Director of Education) Church of the Saviour Primary School
Health organisations	Whitley Road Surgery Rochdale Road Surgery Aldbourne Close Retirement Home

3.1.3 Local Businesses and Residents

A key priority of the pre-application community consultation was to actively engage with residents and businesses close to the proposed site.

Consultation leaflets and postcards were distributed to an area of 3,126 residential and commercial properties at both stages of consultation.

This distribution area is shown in **Figure 3**.

More information about the consultation postcards and leaflets for Phase 1 A, Phase 1 B and Phase 1 C can be found in **Section 4.2.1**, **Section 6.2.1**, and **Section 8.2.1**, respectively.

Figure 3: An image showing the extent of the consultation distribution area which was used to send out leaflets or postcards at both stages of consultation (Courtesy of Google Maps).



4. Phase One Community Consultation: October 2021

4.1 Overview of Phase One Consultation

This first phase of consultation was open from Thursday 21st October until Thursday 4th November 2021. The consultation introduced the vision for the Red Bank neighbourhood and the consultation process ahead, gathering initial feedback to guide the design of St Catherine's Wood at the heart of the new neighbourhood.

The consultation introduced the project in the context of the wider vision for Victoria North, as well as outlining the movement strategy, the vision for public spaces and placemaking and proposals for restoring the River Irk.

Timescales for future consultation were outlined. Consultees were encouraged to submit feedback to help shape the proposals at this early stage, and to sign up for future updates.

4.2 Publicising the Phase One Community Consultation

4.2.1 Consultation Leaflet

Consultation leaflets were distributed on Wednesday 13th October 2021 to all residential and business properties located within the agreed distribution area, as set out in **Section 3.1.4**, and shown in **Figure 3**.

The Phase One consultation leaflet introduced the vision and opportunity for the regeneration of Red Bank, including the red Bank Neighbourhood and the City River Park. It outlined the timescales for key planning milestones and future engagement

The leaflet also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included a dedicated email address and Freephone information line.

A copy of the consultation leaflet for Phase A is provided as **Appendix 1**.

4.2.2 Consultation Poster

The local independent venue where drop-in events were hosted, agreed to display a poster publicising the consultation and the events in advance. A copy of the consultation poster can be found in **Appendix 2**.

4.2.3 Media Coverage

A press release was issued on Thursday 14th October 2021 by Far East Consortium and was included on their website.

4.2.3.1 Print / Online Media

The press release issued by Manchester City Council was picked up by several news outlets who then issued their own articles, including:

- **Place North West**, "Next stage of Manchester's £4bn Victoria North moves forward", 14 October 2021.
- **UK Construction Online**, "Public consultation opens for Red Bank scheme as part of ambitious Victoria North Plans", 15 October 2021.
- **Business Desk**, "Public consultation opens for Red Bank scheme – part of ambitious Victoria North plans", 14 October 2021.
- **Planning Resource**, "Plans Revealed for 5,500-HOME Manchester Regeneration Scheme", 1 November 2021.
- **Manchester Evening News**, "First glimpse of brand new neighbourhood and river park behind Victoria Station", 22 November 2021.

4.2.3.2 Social Media

The consultation process was also promoted on social media by Manchester City Council's Neighbourhood team accounts and by Far East Consortium.

4.3 Phase One Consultation Events

4.3.1 Events Overview

Drop-in events were held at GRUB Mcr (50 Red Bank, Manchester M4 4HF), a popular independent venue in the Red Bank area that is accessible for the local community. Two events were held at different times of day, allowing people to attend at a time that suited them.

The timing of the two events was as follows:

- **Thursday 21 October 2021**, 3pm until 7pm
- **Friday 22 October 2021**, 1:30pm until 5pm

Information about the proposals was on display at these drop-in events. This included:

- The project timeline which set out the anticipated timescales for the project, including key planning milestones and future consultation
- The vision for the Red Bank Neighbourhood and the City River Park
- HIF funding and the scope of enabling works
- Routes, movement and connectivity
- Initial ideas and proposals for placemaking and activation
- Proposals for restoring the River Irk

Throughout these events, the Applicant and members of the Project Team were on hand to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 3**.

Hard copies of the consultation questionnaire were available at both events, as well as details of how to respond using the online feedback form. Visitors were encouraged to respond to the consultation and provided with seating and a pen if they preferred to complete the paper form at the event. The consultation questionnaire is provided as **Appendix 4**.



Figure 4: Images of the Phase 1 consultation drop-in events at GRUB Mar.

4.3.2 Event Attendees

Overall, across the two events, 59 people attended. These events provided the opportunity for attendees to talk to the project team and ask questions. Attendees were also encouraged to provide feedback through the consultation questionnaire – either online or by completing a paper copy of the form at the event.

Table 2: A table showing attendance at the two drop-in events.

Venue	Date	Number of Attendees
GRUB Mcr	Thursday 21 st October, 2021	33
GRUB Mcr	Friday 22 nd October, 2021	26
Total		59

4.4 Methods for Receiving Feedback

4.4.1 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was on all consultation materials including the consultation postcard and posters.

4.4.2 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was used for people to submit feedback and ask any questions to the Project Team. The email address was published on all consultation postcards and posters.

4.4.3 Feedback Questionnaire

The Applicant invited feedback on the proposals via a feedback questionnaire. An online version of the questionnaire was accessible from the consultation website, which was signposted on the leaflet distributed to local residents and businesses, as well as the emails sent to local stakeholders. A QR code on one of the boards displayed at the consultation events helped attendees access the questionnaire, but it was also available in hard-copy format. A copy of the feedback questionnaire can be found in **Appendix 4**.

5. Phase One Consultation Feedback

5.1 Summary of Consultation Responses

Throughout this phase of consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

1. The Freephone information line (08081 699 993).
2. The project email address (info@redbank-regeneration.co.uk).
3. The feedback questionnaire hosted online and provided at the consultation events (with the online questionnaire accessible from the consultation website: www.redbank-regeneration.co.uk).

In total, 20 written responses to the Phase One consultation were received. These are categorised in **Table 2** depending on the channels through which the feedback was given.

Table 2: Number of consultation responses received through each of the consultation channels.

Consultation Responses Received	Total
Freephone information line	0
Project email address	4
Feedback questionnaire hosted online	13
Feedback questionnaire at consultation events	3
Total	20

The pdf version of the consultation questionnaire is provided as **Appendix 4**. The feedback received through the activity sheets is set out by topic following the structure of the questionnaire in **Section 5.2** below.

5.2 Summary of Feedback Received

The consultation questionnaire featured a combination of closed (multiple choice) and open text questions asking for feedback on impressions and use of the area currently, as well as what they would like to see in terms of green space and park features, as well as connections.

The summary below mainly applies to feedback via the survey form (online or offline) – especially where numbers are cited in relation feedback to closed questions.

The section at the end (Other Comments) summarises feedback from email responses as well as responses to the last question on the survey form (“Is there anything else you’d like to tell us?”).

5.2.1 Who responded to the consultation?

Most respondents were individuals who identified as local residents.

There was one official response on behalf of an organisation (Friends of St Catherine’s Wood) and one respondent who completed a paper response form noted they owned a local business (Sheila Bird Studios).

How would you describe your interest in Red Bank?

Option	
I’m a local resident	12
I visit the area regularly	3
I work in the local area	1
I own a business in the area	1
I am part of a local interest group	1

The fact that most respondents were local residents is supported by the postcode data, which shows mostly Cheetham postcode districts (the highest number from M4 4 - postcodes).

10 of the 16 people who responded attended one of the consultation events (mostly the Thursday event – 8 people).

5.2.2 Impressions of the area currently

If you live or work in Red Bank, or know the area well, what do you like most about the area currently?

Attributes mentioned in these responses included:

- The variety of small, independent businesses, including bars and restaurants
- Proximity to the city centre
- Proximity to some open spaces and recreational areas
- Industrial heritage
- Sense of being a 'real' area, not yet 'sanitised' like some other areas

What are the main issues and challenges the area faces currently?

Issues and challenges highlighted in responses to this question included:

- Poorly lit (dark at night) and feels unsafe
- Industrial quiet areas and not much life currently
- Lack of affordable homes and properties to rent
- Poor quality roads, rat running and speeding
- Lack of pleasant, accessible green space nearby
- Poorly maintained public areas – overgrown vegetation, litter and derelict land

5.2.3 St Catherine's Wood and the City River Park

How often do you use St Catherine's Wood?

Responses to this question were mixed, with the highest those responding to this question saying they did not use St Catherine's Wood or used it only occasionally.

Option	
I don't use it, but I'm aware of it	6
I use it occasionally (a visit every month or two)	4
I've never heard of St Catherine's Wood	3
I use it regularly (once a week or more)	2
I use it rarely (a visit once or twice a year)	1

Feel free to add any additional comments to explain your previous answer.

Those who elaborated on their response noted:

- They were not aware of the wood or how to enter it
- They didn't feel safe entering
- They did not find it inviting, noting problems with litter and needles for example
- They use it occasionally for exercise but would like it to be improved

How would you want to use St Catherine's Wood and the surrounding area? What role do you think it should play in the neighbourhood?

The highest number of people responding to this question saw the potential of St Catherine's Wood as a place for exercise and as a place to sit and enjoy nature.

Option	
A destination for exercise (walking, jogging, cycling etc.)	9
A place to sit and enjoy nature	9
A place to meet friends and socialise	3
A place to walk the dog	2
As a route to get to other places	2
A place for children to play	1

**What features and activities would you like to see in St Catherine's Wood and the surrounding area?
(Choose as many as you like)**

There was fairly broad support for all of these options, with most support for nature trail, cycle trails and seating. Children's play spaces and small kiosks saw less support relatively.

Option	
Nature trails	14
Cycle routes	13
Seating	12
Viewpoints over the city	11
Art and installations	11
Community gardens	10
Performance areas	9
Children's play spaces	6
Small kiosks	6

There was only one suggestion for additional elements: information boards.

5.2.4 The River Irk

Which parts of our vision for the River Irk would you support?

There was fairly broad support for each of the measures listed, with most support for restoring and re-naturalising the river and naturalising the river edge.

Option	
Restoring and re-naturalising the river – improving biodiversity and habitats and keeping invasive species under control	12
Naturalising the edge of the river, with terraces to allow people to get closer to the water	11
Comprehensive flood resilience measures to safeguard new and existing homes	9
Introducing trout and other species	8

Feel free to add any additional comments to explain your previous answer

Those who commented further mostly emphasised their support for particular measures – particularly restoring the river and making it accessible by naturalising the river edge. Some noted the issues currently affecting the river, including dumping and poor water quality. Others suggested:

- Improving and maintaining the health of the river should be the central part of the proposals and reflected in a long-term goal
- Biodiversity improvements and control of invasive species in young woodland

5.2.5 Movement and Connections

Most of those who responded move through the area on a regular basis (the highest number saying that they do so daily).

How often do you currently move through the Red Bank area?

Option	
Daily	8
Regularly	5
Hardly Ever	2
Occasionally	1

The main reason given for moving through the area was exercise, followed by social activities in the area and accessing the city centre.

What are your reasons for moving through the area?

Option	
Exercise	7
Social activities in the area	4
Accessing the city centre	4
Commuting to work	2
Visiting family or friends	1
Other	2

What issues do you currently experience moving across the Red Bank area?

Issues highlighted included:

- Lack of lighting and inaccessibility making the area feel unsafe at night
- Litter and dumping, sometimes affecting access
- Lack of permeability, with poor pedestrian and cycle route provision and
- Poor cross-river connectivity
- Poor quality roads and pavements, as well as issues with speeding and on-street parking

The 'Movement and Connectivity board highlights a number of opportunities we've identified for routes through the area. Which of these do you agree are important?

Among the options listed for this question, there was most support for new and enhanced cross valley links, including new bridges over the river.

Option	
New and enhanced cross valley links, including new bridges over the river	11
Meandering/exploratory pedestrian routes	4
Interesting and dramatic routes that respond to the existing topography	4
New lighting to improve the safety of key routes at all times	4
Primary pedestrian routes	3
Active travel routes	2

Are there any particular routes or connections you would like to see improved or created?

Suggestions for new or improved routes included:

- a continuous route along the river to access the city from north of Collyhurst
- a continuous river route from St Catharine's Woods to Heaton Park
- Access via Green Quarter and Red Bank area across to Collyhurst Road, including better active travel routes
- Access from Red Bank/Green Quarter to Victoria Train Station
- Improving the footbridge route from Collyhurst Road to the Fort (the Lowry steps) – key route for Collyhurst and Miles Platting residents
- Improving the bridge crossing Irk from Roger Street
- Access to St Catherine's Wood from Roger Street

5.2.6 Other comments

The last question on the consultation questionnaire asked for any other comments or suggestions in relation to the project. In open text responses to this question and feedback submitted by email, respondents raised a number of issues, including concerns and suggestions.

Positive comments

There were a number of very positive comments on the project, reiterating support for improving the area and appreciation for being able to comment on proposals.

"Your ideas look amazing. The sooner it can be completed the better. It will be a fabulous addition to the city."

Other comments and suggestions included:

- Need to consider community facilities/amenities, e.g. a GP, dentist and nurseries. Suggestions for a library and a school
- The area needs a unique identity ('not another Ancoats')
- The area should incorporate places to have gigs, festivals etc as well as bars and restaurants to attraction visitors
- Make use of the land while it's not used – e.g. a sculpture park, give people a reason to walk around. Invite artists ("Red Bank studios!")
- Need to consider parking

Concerns

St Catherine's Wood

One respondent objected to loss of trees from St Catherine's Wood, expressing concern that the area would be landscaped to provide a "leisure utility" for local residents. They emphasised the intrinsic value of woodland as well as its value in providing habitats for a number of species, including deer.

Another noted that while they appreciated the plans to increase the useable size of St Catherine's Wood, they were keen to ensure that active travel routes through the wood minimise impact on its natural form.

Construction noise

One respondent questioned what plans there were to reduce noise levels during construction.

Another said that they lived opposite the Green Bank viaduct and asked for more information on what was planned, noting concern about noise at night, light and access from new buildings on the car park.

Sustainability

One respondent suggested that the language of a "low carbon neighbourhood" should be qualified with figures. They suggested adopting targets for individual plots, citing the Manchester Climate Change Partnership's Roadmap to Net Zero Carbon - Report and noting the report has been endorsed by MCC.

Other issues raised

One respondent expressed concern about the height of new residential development, asking if there would be a chance to comment on more detailed plans before submission.

They also questioned the figure for 5 hectares of improved green space, asking if this was less than the amount of green space the Red Bank currently contains.

6. Phase Two Community Consultation: December 2021

6.1 Introduction and Aims of the Consultation Process

Following on from the initial phase of consultation in October 2021, a further phase of consultation was undertaken in December 2021 presenting further information on the updated plans for the Red Bank neighbourhood, as well as detailed park design and other aspects of the masterplan.

6.2 Publicising Phase 2 Community Consultation

6.2.1 Consultation Postcard

A professionally designed A5 postcard with details of the consultation process was distributed to local residents and businesses. The postcard provided details of the consultation process and the two drop-in information events taking place during the consultation process.

The postcard also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included the consultation web page, as well as a dedicated email address and Freephone information line.

The consultation postcard was distributed to residential and commercial addresses within the same distribution area as at the first stage of consultation (as set out in **Section 3.1.4** and shown in **Figure 3**) on Wednesday 1st December 2021.

A copy of the consultation postcard for Phase 2 is provided as **Appendix 5**.

6.2.2 Media Coverage

A press release was issued on Monday 6th December 2021 by Manchester City Council and was included on their website.

6.2.2.1 Print / Online Media

The press release issued by Far East Consortium was picked up by several news outlets who then issued their own articles, including:

- **Business Live**, "Sustainable regeneration' plans to create 5,500 Victoria North homes outlined", 6 December 2021.
- **About Manchester**, "FEC unveils 'Wild Urbanism' concept for Red Bank regeneration", 6 December 2021.
- **The Manc**, "Plans for a new 'Wild Urbanism' regeneration concept at Red Bank have been unveiled", 6 December 2021.
- **Insider Media**, "FEC unveils sustainable regeneration vision", 7 December 2021.
- **The Business Desk**, "Developer unveils 'Wild Urbanism' concept for Red Bank regeneration", 6 December 2021.
- **Place North West**, "FEC adds detail to Red Bank vision", 6 December 2021.

6.2.2.2 Social Media

Information about the consultation process was also posted on social media by Manchester City Council's Neighbourhood team accounts and by Far East Consortium.

6.3 Phase 2 Consultation events

6.3.1 Events Overview

As at the first stage of consultation, Drop-in events were held at GRUB, a popular independent venue in the Red Bank area that is accessible for the local community. Two events were held at different times of day, allowing people to attend at a time that suited them.

The timing of the two events was as follows:

- **Wednesday 8 December 2021**, 3pm until 7pm, at GRUB (50 Red Bank, Manchester M4 4HF)
- **Thursday 9 December 2021**, 4pm until 7.30pm at Abbott Community Primary School (Livesey St, Collyhurst, M40 7PR)

The Applicant and members of the Project Team were present at both of these drop-in events to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 6**.

6.4 Methods for Receiving Feedback

6.4.1 Feedback Form

The Applicant invited feedback on the proposals via an online feedback form that was accessible from the consultation website and by using a QR code at drop-in events. Paper copies of the feedback form were also available to be completed at events for those who preferred to respond in this format. A copy of the Phase 2 feedback form can be found in **Appendix 7**.

6.4.2 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was published on the consultation postcard distributed to local residents and businesses.

6.4.3 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was already set up for people to submit feedback and ask any questions to the project team. The email address was published on the consultation postcard distributed to local residents and businesses.

7. Phase Two Consultation Feedback

7.1 Summary of Consultation Responses

Throughout this phase of consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

1. The Freephone information line (08081 699 993).
2. The project email address (info@redbank-regeneration.co.uk).
3. The feedback form or consultation questionnaire, accessible from the consultation website (www.redbank-regeneration.co.uk)

A total of 35 responses were received during this phase of consultation. **Table 2** below shows the channels through which the feedback was received.

Table 2: Number of consultation responses received through each of the consultation channels.

Consultation Responses Received	Total
Freephone information line	0
Project email address	5
Online feedback form	18
Paper feedback forms completed at events	12
Total	35

The feedback questionnaire for this second phase of consultation used a combination of open and closed questions to obtain feedback on a number of key areas:

- The vision for the Red Bank Neighbourhood
- Movement and Connectivity
- Active frontages and non-residential usages, including the Applicant's proposal to provide a new primary school
- Updated proposal for the park at the centre of the new neighbourhood

The pdf version of the feedback form is provided as **Appendix 7**. The feedback received is set out by topic in **Section 7.2**.

7.2 Summary of Feedback Received

The section below sets out by topic the broad opinions and comments raised about the different topics.

The summary below mainly applies mainly to feedback via the survey form (online or offline) – especially where numbers are given for multiple choice options.

The section at the end (Other Comments) summarises feedback from email responses as well as responses to the last question on the survey form ("Do you have any other comments or suggestions not covered by the other survey questions?").

Aside from the postcode field, all questions on the response form were optional, which accounts for any difference in the total number who responded to a given question.

7.2.1 Who responded to the consultation?

How would you describe your interest in Red Bank?

In response to this question, most respondents identified themselves as local residents. (Note that people could select more than one option).

Option	
I'm a local resident	20
I visit the area regularly	8
I work in the local area	6
I own a business in the area	1
I am part of a local interest group	7

(A total of 29 people responded to this question).

Among feedback submitted by email, more detailed comments were received from three local stakeholders: Friends of St Catherine's Wood, Transport for Greater Manchester and Graham Stringer MP.

7.2.2 Our Vision for Red Bank

To what extent do you support our vision for the regeneration of Red Bank?

The response to this question was overwhelmingly positive, with 27 out of the 29 respondents stating that they either support or strongly support the vision.

Option	
Strongly support	16
Support	11
Not sure / no opinion	1
Oppose	1
Strongly oppose	0

(A total of 29 people responded to this question)

Do you have any other comments on our vision for Red Bank?

Among those who elaborated on their response, some simply commented to express their support. Other issues raised included:

- The need to protect local businesses.
- Concern over the construction of high-rise buildings.
- Ensure that the natural environment is protected.
- Include facilities for those with disabilities within the community.
- Questions regarding the provision of services for the wider community.

7.2.3 Movement and Connectivity

As part of our movement strategy across the Red Bank area, do you support the principles of prioritising of walking and cycling, including providing widened footpaths and segregated cycleways along key routes?

The response to this question was unequivocal, with all of participants voicing their support for these principles.

Option	
Yes	30
No	0
Not sure / no opinion	0

(A total of 30 people responded to this question)

Do you have any other comments or suggestions in relation to our movement strategy?

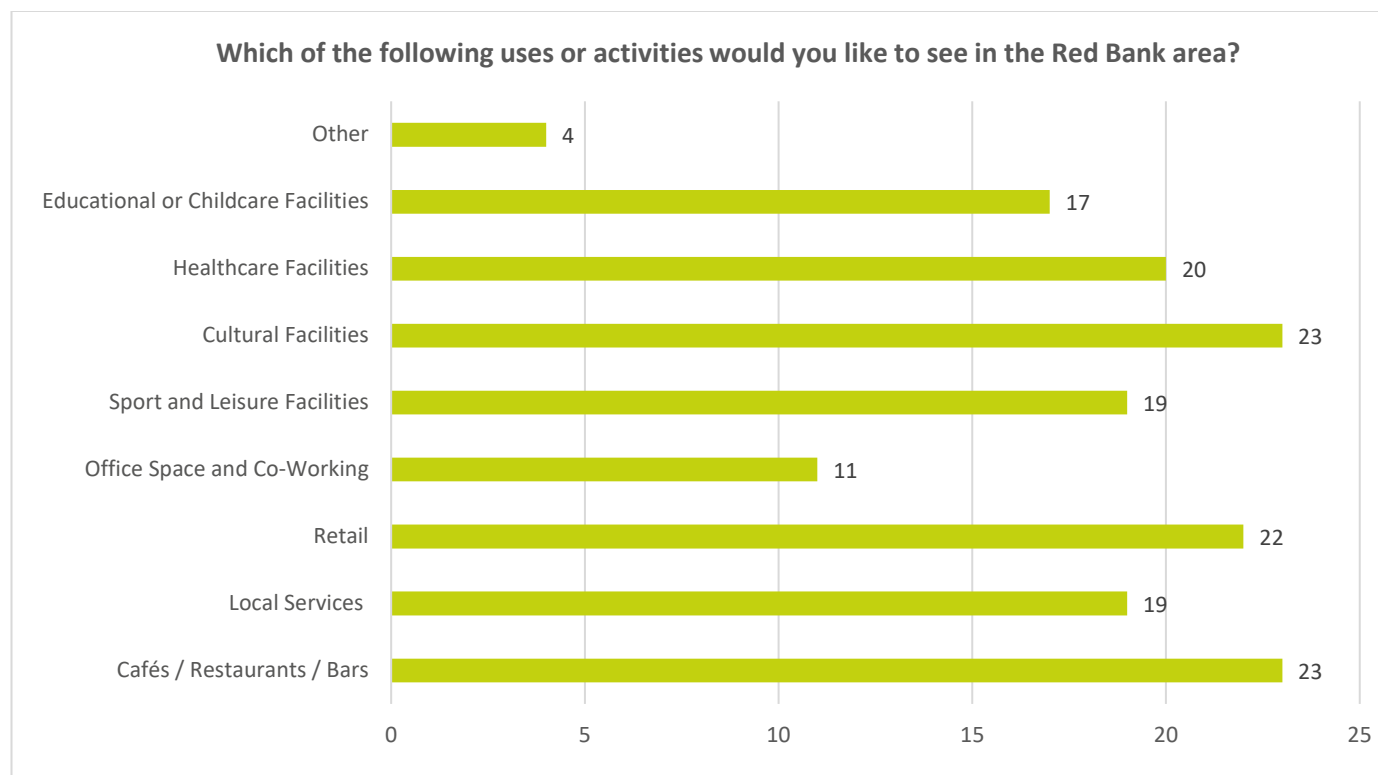
Comments from those who elaborated on their response included:

- Support for the prioritisation of active transport
- Suggested the inclusion of 'bee network bikes' as a part of the strategy
- Interest in the policy for dog-walkers (particularly with regards to 'dog mess')
- Ensure the provision of sufficient signage in relation to parking, designated cycle/walking lanes, trails etc.
- Ensure that the Metrolink is accessible
- The need for further information on how the active travel would be inclusive to those with disabilities

7.2.4 Facilities for a Thriving Community

Which of the following uses or activities would you like to see in the Red Bank area? (select as many as you like).

There was fairly broad support for the majority of uses and activities listed in the questionnaire. The only exception was office space and co-working, with only just over a third of participants supporting their inclusion in the plans for the regeneration of Red Bank.



Please use this space to tell us any other suggestions not covered above or expand on the options you have selected above.

Suggestions from those who commented further included:

- Emulate the success of the Northern Quarter by including museums, art galleries, market stalls etc. in the plans for the project.
- Offer workshops to support the long-term employment of local residents.

To what extent do you support our plans to include a new primary school as part of the new Red Bank neighbourhood?

Respondents were generally supportive of the inclusion of a new primary school.

Option	
Strongly support	16
Support	8
Not sure / no opinion	5
Oppose	0
Strongly oppose	1

(A total of 30 people responded to this question)

Do you have any comments about our proposal to provide a new primary school?

Those who elaborated on their response expressed the following:

- Support for the plans, particularly as it will relieve pressure on the other primary schools in the area

- Concern over road safety in the surrounding area.
- Concern over homelessness in the area.
- Concern over drug use in the area (as evidenced by the open needles in the park)

7.2.5 The Park at the Centre of the Neighbourhood

To what extent do you support our plans for a park at the centre of the neighbourhood?

The majority of participants strongly supported the plans.

Option	
Strongly support	20
Support	5
Not sure / no opinion	2
Oppose	0
Strongly oppose	1

(A total of 28 participants responded to this question)

Do you have any comments or suggestions on our detailed proposals for the park?

Suggestions included:

- Ensure the character of St Catherine's woods' is retained.
- Ensure easy access between the park and the new primary school.
- Ample signage around the park.
- Include cycle and walking routes throughout the park.
- A play area for children.
- Further information in relation to the management and upkeep of the park.
- Further information on how the roe deer, who currently reside in the park, will be protected.

7.2.6 Other Comments

In open text responses to the last question on the response form and feedback submitted by email, many participants were keen to express their support and enthusiasm for the project.

Other comments and suggestions raised in this feedback included:

- Concerns over whether or how the heritage and history of the Red Bank area will be preserved or integrated into the proposal.
- It was frequently suggested that the plans should include pedestrian and cycling routes.
- The inclusion of an on-street electric wheelchair charging point.
- The retention of the industrial character of the area.
- Address the homelessness issue in the area.
- Ensure that the plans offer facilities and spaces that are accessible for everyone, including young children and those with disabilities.
- Questions regarding whether or not the aqueduct will be part of the regeneration project.

7.2.7 Key stakeholder and organisation responses

Three responses received by email at this stage contained more detailed feedback from stakeholder groups. Where these requested more information on specific areas of the proposal, the Applicant has provided this information as far as possible.

8. Key Stakeholder Engagement

8.1 Introduction

Between these two phases of consultation, the applicant engaged a number of other key stakeholder groups, presenting more focused information on the proposals for the City River Park within Red Bank and listening to feedback.

8.2 Friends of St Catherine's Wood

The Friends of St Catherine's Wood are a key local community group established by residents with the aim of protecting and enhancing this area of woodland.

The then recently formed group was invited to attend the consultation drop-in events at GRUB Mcr during the first stage of consultation. One member of the group accepted the offer of a walking site visit to discuss the proposals for the City River Park in the context of St Catherine's Wood during the first of these events on Thursday 23 October.

Online meeting with design team, 16 November 2021

A follow up meeting was held with the group after the first phase of consultation on 16th November 2021.

This was an opportunity for the group to provide an update from their first AGM, where the group's Chair, committee and aims were confirmed.

Representatives from the Applicant's design team outlined more detailed plans for St Catherine's Wood and the City River Park, explaining how these had progressed since the first stage of consultation.

The two representatives of the Friends of St Catherine's Wood asked for clarification on a number of aspects of the presentation, including:

- The tree survey carried out, including more information on the findings and mitigation proposed
- The proportion of offsite mitigation, including concern about the possibility of this being increased (relative to on-site mitigation)
- Characteristics or definition of a 'green street'
- Proximity of the river-front terraces and seating proposed to the woods and any resulting impacts in terms of loss of trees
- The character of different areas of the park – particularly St Catherine's Wood and adjacent areas, including concern about the amount of concrete shown in some of the precedent images presented
- Flood risk – questioning where and to what extent this was currently an issue

The Applicant outlined the upcoming second phase of consultation, explaining what would be presented and opportunities to get involved. The two representatives present offered to help

8.3 Manchester Green Infrastructure Group

The Manchester Green Infrastructure Group is a sounding board of experienced, interested parties involved in policy and projects relating to green and blue infrastructure across Greater Manchester.

Presentation to Manchester Green Infrastructure Group, 30 November 2021

On 30 November 2021, the applicant met with representatives from a number of organisations within this group who accepted an invitation to attend an online session about the project. These included:

Manchester City Council (MCC)
MCC Parks, playgrounds and open spaces
Manchester Metropolitan University
Manchester University

City of Trees
MCC Highways
Oldham Council
City Policy MCC
Greater Manchester Combined Authority (GMCA)

This online session was an opportunity for the Applicant to provide an introduction to the project ahead of the upcoming second phase of consultation. Landscape architects Planit presented an update on emerging plans for the park and St Catherine's Wood for comment.

The discussion in this session covered a range of areas:

- There was interest in the potential for in-water habitat improvements, with Planit responding that they are working with the Arup rivers team and ecologists to re-grade and replant the embankments with a range of habitats.
- The balance between conservation/tranquillity and recreation/activation was discussed.
- Requests for as much Sustainable drainage systems (SuDs) as possible. Planit responded that this was very much part of the strategy: from permeable surfacing to rain gardens and balancing ponds.
- A suggestion to take the water draining off the Plateau road into St Catherine's Wood to help create some wet woodland areas, which would provide additional habitat for birds. Planit explained that was part of the aspiration for the balancing pond area.
- Positive comments around the aspiration to bring people closer to the river.
- Comments around lighting and getting the balance right, as natural areas and ecology don't always mix well with lighting. Planit responded that they are working to try to strike a balance and create a safe environment that doesn't impact on the ecology. This will mean that there will be dark routes but also a main route that is lit.
- Questions around the substrate and whether substrates will need to be imported. Planit explained that within existing woodland they will work with what they have, possibly improving or enhancing locally. Where re-profiling is taking place, there is the opportunity to enhance the growing medium.
- Questions around how the encroachment of non-native invasive species will be managed along the riverside. Planit explained that management will be key in terms of ongoing sustainability.

The project team agreed to keep the group informed of upcoming consultation and representatives offered to share this information with their members.

8.4 MCC Parks Service Age Friendly Steering Group

Presentation on Designs for the Red Bank Park, 8 December 2021

The Applicant gave a presentation to Manchester City Council's Parks Age Friendly Steering Group on 8 December 2021. The purpose of this meeting was to present updated designs for the Red Bank Park and hear feedback from the Steering Group in relation to accessibility and making the proposed park inclusive to all age groups.

The Steering group raised a number of issues and suggestions for consideration in the evolving plans for the park. These included:

- Provision of seating near entrances for people with restricted mobility leaving and arriving by car
- Provision of disabled parking and WC facilities
- Shared space pathways can be difficult for older pedestrians. Possibility of separating cycle users could be considered, or maximum speed limits for cyclists in shared spaces areas
- Challenging to make active travel routes fully accessible whilst limiting prohibited uses (for example motorcycles)
- Any relevant learning from the safety issues around canals in the city centre should be considered
- Measures for limiting access to the water's edge near steep slopes should be considered
- Dark, unlit routes at night will discourage use of routes at night. Consideration could be given to providing lighting that is activated by movement
- The colour of different types of lighting should be considered

- Consider provision of step edges and handrails to increase accessibility.

9. Consideration of Consultation Feedback

Thematic area	Issue or concern raised	Applicant response
The Red Bank Neighbourhood	General support for the vision and proposals for the regeneration of Red Bank.	This support has been noted by the Applicant.
	Existing issues to be addressed in the Red Bank area, including safety, crime, lighting, homelessness, drug use and littering.	A Crime Impact Statement has been prepared by Greater Manchester Police ('GMP') Design for Security. The Statement assesses the proposed development using the principles of 'Crime Prevention through Environmental Design' (CPTED) in order to identify any opportunities for crime and the fear of crime. Design for Security conclude that the proposals will improve the current offering at St Catherine's Woods, which, it is stated, "on the day of visiting didn't appear well used or feel very welcoming". It should be noted a series of measures will be implemented as part of the proposals, particularly covering St Catherine's Wood, which will result in increased security/ the feeling of safety. These include the provision of CCTV, new lighting, wayfinding signage, boundary treatments and other security measures, as recommended by GMP.
	Concern that the heritage and history of the Red Bank area should be preserved or integrated, including enquiries about plans for the Red Bank Viaduct.	The railway viaduct is a key feature of the Red Bank area and the proposals see the arches being enhanced and remaining home to a range of local businesses. There are also proposals to create a high-line style park on the top of the viaduct which will connect into the early investment in St Catherine's Wood. Although the viaduct "high-line" park doesn't form part of the early infrastructure investment by 2024, it still remains a key part of the masterplan and vision for the neighbourhood and will be brought forward in later phases of development.
The City River Park (and St Catherine's Wood)	Concern about the loss of trees from St Catherine's Wood. Intrinsic value of woodland should be respected, rather than it being treated solely as a leisure utility.	The overall approach to the park design has been around balancing people with place, utilising a nature-led methodology. Within the main St Catherine's Wood area, we have significant areas of protected woodland/ planting where people will be discouraged. These areas will be defined by a lack of footpaths but also 'natural' barriers to prevent entry. This could be new ground-level areas of vegetation/shrubs, log pile walls, dry stone walls, woven willow screens etc.

		The community use areas are designed to be sympathetic with ecology and to actively contribute to the ecological provision within the site. For example, footpaths routes will be determined by retained trees, materials used will provide hibernation points, new tree planting will focus on native species and shrub planting will include a large proportion of pollinating species. Footpaths within the woodland, particularly near the water, will be elevated above the ground to enable nature to transition from the river to the land without crossing footpaths, establishing interconnectivity between the protected ecology areas and encouraging foraging routes.
	The character of St Catherine's Wood should be maintained, including through minimising the impact of active travel routes through the park.	The applicant recognises that St Catherine's Wood is a valuable natural asset, and its character should be preserved. The design aims to balance activity with ecology. Routes through the woodland aim to follow existing worn routes where at all possible. Only a single route through the woodland will be lit along with minimal low-level lighting to some play features. The play will not be lit during the night and the primary route is likely to include dark hours. The remaining paths through the woodland will be 'dark routes' to benefit dusk and nocturnal ecology. The woodland itself will receive significant quantities of new native planting to ensure that the woodlands character is both maintained and enhanced. Large areas will also be protected from activity to favour development of the woodland and the protection of ecological elements.
	More information on how the roe deer, who currently reside in the park, will be protected	Roe deer enjoy woodland and grassland habitats and are increasingly venturing closer to urban areas. Within woodland settings roe deer can damage young woodland planting, so all new planting would need to be protected to ensure their successful establishment. Here it is likely that the deer are venturing into the site from adjacent woodland that lines the river. During the next stage of design development the design team will be developing specific plans to ensure that habitats are protected and established for targeted species.
	Concern about the impact of tall buildings adjacent to the wood impacting habitats by restricting daylight coming into the park.	Even at this early stage in the overall regeneration of Red Bank, the positioning of proposed buildings in relation to the park has been a key consideration in the design process. Initial assessments have shown that the buildings proposed will have limited impact

		on daylight, sunlight or wind conditions across the park. A full analysis of daylight, sunlight and microclimate impacts will be undertaken and submitted as part of the hybrid planning application for the residential-led masterplan. However, we have been undertaking initial analysis to inform the design approach, and this is showing that the vast majority of the park will not be impacted by the development and will receive in excess of 6 hours of sunlight at equinox. Some limited areas close to the River Irk are showing some reduction in daylight but they will still receive in excess of 3-4 hours per day, based on our initial massing studies.
	More information is needed on how the park and other open spaces proposed will be managed and maintained.	The land at St Catherine's Wood is owned by the Council and, under the terms of the Joint Venture Agreement with FEC, the freehold of the newly created elements of public open space will also transfer to the Council on completion. Some of these spaces, however, will be on land that FEC will own as head leaseholder in the same way that some other public spaces are created by developers as part of new developments. The exact ownership arrangements will, to an extent, depend upon the management model which is ultimately deemed most suitable in order to ensure a well-funded and well-maintained environment far into the future. Options are currently being explored and assessed for the operation and maintenance of St Catherine's Wood, and the newly created public open spaces within the neighbourhood.
	The new park should include a play area for children.	The plans presented at this stage of consultation include proposals for a woodland play area within the park. A range of play elements sympathetic to the natural character of the park are being considered – from larger elements such as slides to interactive water features and play trails.
	Need to ensure that facilities and spaces provided as part of the plans must be accessible for everyone, including young children and those with disabilities.	Access for all is a key consideration in the designs. Sloped access is provided where at all possible as well as alternative stepped routes. All primary routes are step free. External amenities, such as the play area, will accommodate a range of ages and accessible elements. The designs will also be assessed by external accessibility specialists including the Council's own access forum.

	General support for the updated park proposals	Support for this area of the proposals has been noted by the Applicant.
Proposals for the River Irk	Improving and maintaining the health of the river should be the central part of the proposals and reflected in a long-term goal.	The restoration of the river is key for the success of the Red Bank neighbourhood. Although there have been significant improvements in water quality over the years, its re-naturalisation is fundamental for habitat creation and the return of life in and around the River Irk. A number of measures, including a long-term commitment will keep invasive species under control, will contribute to improving and creating habitats.
	Current issues affecting the River Irk – including dumping and poor water quality are issues that need to be addressed.	
Routes and Connections	The bridge crossing Irk from Roger Street should be improved.	Union Bridge provides an existing crossing from Roger Street to Dantzic Street. This bridge is outside of the application site boundary and is not therefore subject to any works of part of the current planning application.
	Access to St Catherine's Wood from Roger Street should be enabled.	Access from Roger Street to St Catherine's wood will be provided both along the river edge and via the route through the terraces to the upper plateau level.
	Support for measures to prioritise and encourage active travel.	Support for this area of the proposals has been noted by the Applicant.
	Cycling and walking routes should be provided throughout the park, with ample signage.	Cycling and waling routes will be provided throughout, together with signage and parking facilities. Routes consider primary access points and destinations as well as balancing their impact on ecology and habitats.
	More information is needed on how active travel routes will be accessible to those with disabilities.	The active travel route provides a step free route through the proposals. Providing access to St Catherines Wood, the plateau and the terraces. This is designed to meet the requirements of The Equalities Act and relevant British Standards. The design will also be reviewed by an independent access specialist and MCC's accessibility forum.
	An on-street electric wheelchair charging point should be included in the proposals.	The applicant recognises the importance of facilities like this. This is something that will be considered at the next design stage.
	Easy access should be provided between the park and the new primary school.	The new school will be applied for as part of a future planning application at the site and is not part of the current application proposals. However, new public realm and landscaping across the site will ensure easy access for cyclists and pedestrians throughout the Red Bank Neighbourhood.
	The footbridge route from Collyhurst Road to Manchester Fort (the Lowry steps) should be maintained and improved as a key route for Collyhurst and Miles Platting residents.	The Lowry steps will not be affected by the proposals and this route to Manchester Fort will be maintained. This area is currently outside of the planning boundary so only limited improvement works, predominantly to the boundary treatments, will be delivered as part of this application.

	A continuous route along the river should be provided to access the city from north of Collyhurst.	Within the red line boundary there will be a riverside walk that extends from Union Bridge on Dantzic Street to the P&P bridge on Collyhurst Road. There is a short section near the P and P bridge where the route moved away from the river to an upper footpath route. This is due to existing steep rivers edge topography in this area which precludes the addition of a footpath.
	Improve access from Green Quarter and Red Bank area across to Collyhurst Road, including through better active travel routes.	Access from GQ and Red Bank will be improved via two new access points on Red Bank. These link into a network of new routes throughout the development proposals. This includes an active travel route.
	Access from Red Bank/Green Quarter to Victoria Train Station.	The Applicant is considering providing a continuous pedestrian route to Victoria station if this is feasible.
	A continuous river route from St Catharine's Woods to Heaton Park should be considered.	Within the wider Victoria North vision improved connectivity between existing and proposed green spaces is a primary design consideration. The first phase of this will be delivered by this application.
	Metrolink should be accessible for the new Red Bank neighbourhood.	The aspiration for a new Metrolink stop at Sandhills, as part of a transport hub integrated with buses and cycles, has been included in the Victoria North SRF, and is also included in the TfGM 2040 Delivery Plan. A new stop in this location would serve the existing and new neighbourhoods, including Red Bank.
	The area should be integrated into the Bee Network Cycle Hire scheme.	Responsibility for the Bee Network lies with Transport for Greater Manchester (TfGM), but the Applicant is committed to working with TfGM and other partners to identify and accommodate routes for active travel where possible.
Construction	Concern about noise levels affecting local residents during construction.	We will aim to keep disruption for nearby residents and businesses to a minimum. In line with planning permission, working hours on the site will be 07:30 – 18:00 Monday – Friday, weekend working will be for essential works only.
Other	Further information needed on how high levels of toxic material in the area will be removed.	All development plots are to be fully remediated as part of the proposals. Detailed ground investigations have taken place, with some still ongoing. A strategy for dealing with the contamination of the site is being developed in consultation with Manchester City Council's Compliance and Safety Officer in Environmental Protection. The Environment Agency have also been consulted, particularly in relation to the potential contamination of ground water. The full details of the ground contamination and remediation strategy will be included as

		part of the planning applications covering the site.
	More information needed on flood management proposals.	A series of flood risk assessments will be submitted as part of the planning applications for the proposals. These are being developed in consultation with the Local Flood Authority and the Environment Agency, and will assess proposals for each site ensuring that no new housing is put into areas at high risk of flooding without appropriate mitigation measures. In addition, a flood defence scheme is being also being developed in consultation with the Local Flood Authority and the Environment Agency in order to reduce the impact of flooding in the area.
	More information needed on the capacity for cars and deliveries on the road and for parking.	The strategy for the capacity for cars, deliveries and parking is being developed in consultation with Manchester City Council Highways and Transport for Greater Manchester. The relevant transport assessments and statements will be submitted as part of the planning applications.

10. Influence of Consultation on the Proposals

The extensive consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2021) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

Feedback from the pre-application consultation has been considered by the Applicant on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals. The multi-phase approach to consultation ensured that feedback was received at a time when it could meaningfully contribute to the direction of several key elements of the project.

Overall, it appeared from the feedback received that the majority of those who responded to the consultation were supportive of the proposals when they were asked to give their opinion.

In the first phase of consultation, respondents expressed support for the wider vision for Red Bank, as well as early ideas for the City River Park and proposals to improve routes and connections across the site and restore the River Irk. Commenting on their perceptions of the area currently (including St Catherine's Wood), respondents highlighted a number of issues currently affecting Red Bank, particularly around safety and access. Respondents noted their preferences and put forward suggestions on particular types of routes and connections to be considered, as well as features and activities for the City River Park.

Concerns at this stage included the potential impact on the character of St Catherine' Wood as a result of the proposals for the park, as well as the height of development and any impacts on nearby residents during construction.

The feedback to this first phase helped the design team refine and improve the proposals that were presented in the second stage of consultation – particularly in relation to the park but also the movement strategy.

Feedback to the second phase of consultation was also generally positive. At this stage, respondents expressed support for the vision for the Red Bank Neighbourhood, the detailed proposals for the park, and the proposals to include of a new primary school. There was also support in the feedback for the various non-residential uses proposed as part of the masterplan, particularly retail, service and cultural facilities.

Respondents put forward a number of suggestions, for example around signage, prioritising active travel routes, the accessibility of these routes as well as provision for different the groups within the park.

As at the previous stage of consultation, some respondents expressed the view that the proposals should respect and enhance the character of St Catherine's Wood and build on the historical character of the Red Bank area. Other considerations and concerns noted at this stage included parking and delivery, flood risk management, the potential impacts of tall buildings in terms of daylight and safeguarding access for transport infrastructure.

The Applicant has considered this feedback and will continue to engage with the local community and other stakeholders as the proposals continue to develop.

The Applicant is grateful to members of the local community for contributing their views during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

11. Appendices

Appendix 1: Phase 1 Consultation Leaflet

OUR CONSULTATION TIMELINE

Due to the complexity of the regeneration proposals at Red Bank, a series of planning applications are proposed to set out the infrastructure, park and residential ambitions for the neighbourhood.

Over the next few months, you will have the opportunity to provide your views and influence the plans at several different stages:

October 2021:
Introducing the vision for the Red Bank neighbourhood and the consultation process ahead. Gathering initial feedback to guide the design of St Catherine's Wood at the heart of the new neighbourhood.

Submission of an enabling works planning application to secure safe access to the site and ensure future infrastructure works can be delivered as early as possible.

Winter 2021/22:
Submission of the planning application for infrastructure works including the park plans at St Catherine's Wood.

Late Spring / Early Summer 2022:
Submission of planning applications for works to the River Ink, including flood elevation and river quality improvements, as well as the wider residential and neighbourhood development.

Late Autumn 2021:
Public consultation on the overarching plan for the Red Bank neighbourhood, with an introduction to ideas around the location and density of new homes, community facilities and public spaces. Seeking views on the more detailed design proposals for St Catherine's Wood following initial feedback.

Spring 2022:
Public consultation on the more progressed plans for the Red Bank neighbourhood, including the first new homes to be designed in detail.

2022 onwards:
Infrastructure work on site gets underway at St Catherine's Wood and the River Ink, which should be completed in 2024, with the first phase of residential development to follow.

WHAT HAPPENS NEXT?

Visit our consultation website and register to receive updates via email

Our new consultation website www.redbank-regeneration.co.uk will be kept up-to-date with all our latest news, consultation documents and feedback questionnaires. You can also register to receive consultation updates directly to your inbox.

Come along to our first set of consultation events at GRUB

Our design team are starting to develop ideas for the regeneration of St Catherine's Wood, which will sit at the heart of the Red Bank neighbourhood. At this early stage in the design process, we'd like to gather views about how local people use St Catherine's Wood at the minute and understand how you would like to use the space in the future.

If you would like to learn more about the vision for Red Bank and the ideas for St Catherine's Wood, please come along to our upcoming consultation events at GRUB where you can chat to members of our team:

Thursday 21 October 2021, 3pm to 7pm
Friday 22 October 2021, 1:30pm to 5pm
Venue: GRUB, 50 Red Bank, Manchester M4 4HF

Any questions? Feel free to get in touch

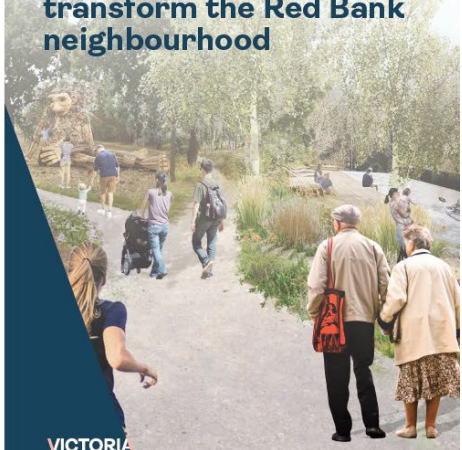
Phone: 08081 699993
Email: info@redbank-regeneration.co.uk

VICTORIA NORTH

October 2021

RED BANK

Introducing plans to transform the Red Bank neighbourhood



VICTORIA NORTH




WE'RE GETTING READY TO BREATHE NEW LIFE INTO RED BANK

Victoria North is taking a big step forward as we start to develop plans to transform the Red Bank neighbourhood.

FEC and Manchester City Council are starting to develop proposals for the next major phase of development at Victoria North. The plans include the transformation of Red Bank to create a sustainable residential-led neighbourhood which reinvigorates the green spaces along the River Ink Valley and brings nature into the city.

Over the coming months, the plans for the Red Bank neighbourhood will be developed and we want you to get involved. Local residents, businesses and community groups all have a valuable role to play in helping to shape these exciting plans.

What will the plans for Red Bank include?



Up to 5,500 new homes across a range of tenure types and sizes, including affordable homes, set within high quality public realm



New community facilities



5 hectares of new or improved green space, including the revitalisation of St Catherine's Wood



New walking and cycling routes to improve connections between neighbouring communities



Improvements to the River Ink to enhance the river environment, including measures to help prevent flooding



Low carbon neighbourhood that delivers development in a sustainable way

VICTORIA NORTH

INTRODUCING THE RED BANK REGENERATION PROJECT

The Red Bank neighbourhood stretches from the edge of the Green Quarter along the River Ink Valley up to Collyhurst Road.



The Red Bank neighbourhood (exact planning boundaries to be confirmed)

Red Bank is one of the seven neighbourhoods identified within the approved Strategic Regeneration Framework for Victoria North (formerly known as the Northern Gateway). We are starting to design a holistic plan for Red Bank which will create a new, distinctive residential neighbourhood over the next 10 years.

The Red Bank area suffers from a legacy of former industrial uses, has poor access routes and very limited water and electricity supply, so a series of infrastructure projects need to be delivered before the new homes can be built.

The Joint Venture has successfully secured £516 million from the Government's Housing Infrastructure Fund to deliver these infrastructure works and address some of the challenges in the neighbourhood.

Crucially, this initial investment will also fund the major improvements to St Catherine's Wood and the River Ink which will form the first phase of the City River Park and become the heart of the new neighbourhood.

KEY FEATURES OF A NEW NEIGHBOURHOOD

Over the next few months, we want to understand what is important to you as we start to design the Red Bank neighbourhood.

We've already had some initial ideas about the type of neighbourhood we think we'd like to create.



A neighbourhood that's home to a diverse mix of people, including residents across all age groups and a mix of local and independent businesses.



A low carbon neighbourhood that delivers development in a sustainable way and reinvigorates the green spaces along the river valley.



A connected neighbourhood, where all key local amenities and facilities are within a 20 minute walk, with safe routes for walking, cycling and running.



A neighbourhood with a strong connection to nature, with access to the river's edge, woodland, and places to sit, relax and play.



Appendix 2: Phase 1 Consultation Poster

Help us transform Red Bank

Far East Consortium (FEC) and Manchester City Council are starting to develop proposals for the next phase of major development at Victoria North, which will see us breathe new life into Red Bank.

Our design team are starting to develop ideas for the regeneration of St Catherine's Wood, which will sit at the heart of the Red Bank neighbourhood.

Whether you live or work in the area or drop by occasionally, we're keen to hear your views and ideas.

Come along to one of our first consultation events, here at GRUB!

To learn more about our vision for the area and our ideas for St Catherine's Wood, why not come along to our upcoming consultation events here at GRUB and chat to members of our team. As well as viewing and discussing our plans, there will be opportunities to visit St Catherine's Wood with members of our design team.

- Thursday 21 October 2021, 3pm to 7pm
- Friday 22 October 2021, 1:30pm to 5pm

More info at www.redbank-regeneration.co.uk

VICTORIA NORTH

RED BANK

Far East Consortium

MANCHESTER CITY COUNCIL

counter context

2022 ©

Appendix 3: Phase 1 Event Displays

Victoria North: The biggest renewal project Manchester's ever seen

Victoria North is a joint venture between Far East Consortium (FEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

Victoria North will be transforming the landscape to the north of the River, from Red Bank and New Cross up to Collyhurst. In the long term, the area will be transformed into a new urban form, the sustainable and walkable communities will benefit from new and improved transport links, connectivity, facilities and a network of green public spaces.

Over 15,000 new homes, with a mixture of flats and townhouses including affordable homes.

155 hectares to the north of Manchester city centre.

Delivered over 15-20 years.

New schools, health facilities and employment links.

Victoria North is a joint venture between Far East Consortium (FEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

Victoria North is a joint venture between Far East Consortium (FEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

The City River Park Vision

The seven neighbourhoods are to be unified with the creation of a new 40-hectare City River Park set around the River Ink. The City River Park will be made up of a collection of distinct and interconnected parks and green spaces and will become one of the city's largest green spaces. The creation of a City River Park will be an essential aspect of the regeneration of Victoria North. It will form a green heart to the area and unique destination for the city, promoting cycling, walking and healthy living, and helping to improve connections between the city centre and the neighbourhoods to the north.

Full of knowledge, history and stories. Education and emerging.

Resilient and adaptable. Future-based solutions to contribute to our low carbon future.

Accessible and connected. Welcoming and safe for all.

Functionality, not just decorative. A holistic approach.

Rustorative. Health and wellbeing.

Biodiverse. Flora and fauna.

Socially inclusive. For existing and new residents to enjoy.

Fun and exciting. Something for everyone.

Introducing the Red Bank Neighbourhood

Victoria North is taking a big step forward as we start to develop plans to transform the entire Red Bank neighbourhood.

Currently an underused part of the city, the area is being transformed into a new urban form, the sustainable and walkable communities will benefit from new and improved transport links, connectivity, facilities and a network of green public spaces.

We are starting to design a master plan for Red Bank which will include a mix of residential, commercial and public spaces over the next 10 years.

The Red Bank neighbourhood (see planning consultation for details).

Victoria North is taking a big step forward as we start to develop plans to transform the entire Red Bank neighbourhood.

Currently an underused part of the city, the area is being transformed into a new urban form, the sustainable and walkable communities will benefit from new and improved transport links, connectivity, facilities and a network of green public spaces.

We are starting to design a master plan for Red Bank which will include a mix of residential, commercial and public spaces over the next 10 years.

Red Bank Vision & Kickstarting Delivery

The Victoria North Joint Venture has secured £216 million from the Government's Housing Infrastructure Fund (HIF) to help unlock the potential of Red Bank.

The funding will be used to address a series of key challenges and opportunities to support the delivery of the new homes and green spaces of Red Bank.

- Delivering improvements to the River Ink to ensure the river is safe, with recreational measures to help reduce the risk of flooding.
- Securing and improving undeveloped brownfield land, including the removal of hazardous materials and contaminated ground.
- Connecting the development sites to existing water and drainage.
- Delivering green spaces and connecting development sites to the existing highway network.

Most excitingly, the funding will also be used to fund major improvements to St. Catharine's Wood and the banks of the River Ink, which will form the first phase of the City River Park, and become the heart of the new Red Bank neighbourhood.

Crucially the HIF investment needs to be completed by 2024.

What will the plans for Red Bank include?

- 10,000 new homes across a range of housing types and sizes, including affordable homes, with a mix of tenures.
- 10,000 new homes across a range of housing types and sizes, including affordable homes, with a mix of tenures.
- 10,000 new homes across a range of housing types and sizes, including affordable homes, with a mix of tenures.
- 10,000 new homes across a range of housing types and sizes, including affordable homes, with a mix of tenures.

The Existing Site

The Red Bank neighbourhood stretches from the edge of the Green Quarter in the south-west up to Collyhurst Road in the north-east. It includes the old Red Bank railway viaduct, the land on either side of Doncaster Street, and St. Catharine's Wood.

The site has a history of more than 50 years of industrial use and is characterised by a mix of industrial buildings, warehouses, and other structures. The area is currently underused and the land is mostly vacant. The site is a mix of industrial buildings, warehouses, and other structures. The area is currently underused and the land is mostly vacant.

The site has a history of more than 50 years of industrial use and is characterised by a mix of industrial buildings, warehouses, and other structures. The area is currently underused and the land is mostly vacant.

Our Vision for Public Spaces at Red Bank

The climate emergency has triggered a new way to look at Manchester's open spaces and the role that they play in contributing to a more sustainable form of urban development.

Public spaces in Red Bank will be positive, inclusive and exciting. By thinking about the role that they can play in addressing climate change, we have the opportunity to make a great leap forward in creating a more sustainable form of urban development.

Introducing the 'Climate Loop' at Red Bank

The Climate Loop is our new concept for the development of a connected, safe and thriving network of public spaces in Red Bank.

The loop will be made up of a series of public spaces - including the park, streets, paths and squares - that will be connected together in a way that will encourage people to walk and cycle, and that will be a mix of different types of spaces, including open spaces, green spaces, and blue spaces.

The Climate Loop will be a mix of different types of spaces, including open spaces, green spaces, and blue spaces.

The Climate Loop will be a mix of different types of spaces, including open spaces, green spaces, and blue spaces.

Red Bank Neighbourhood Concept Plan

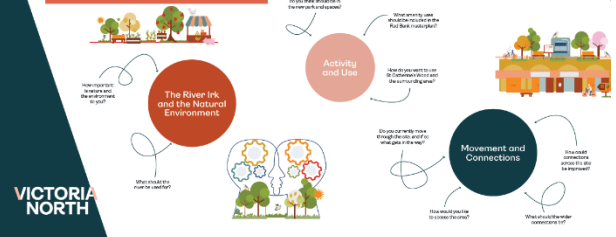
This diagram sets out some of the initial thoughts and ideas that have been developed for the Red Bank neighbourhood, including the regeneration of St Catherine's Wood, the Red Bank Viaduct and the surrounding streets and spaces.



Key Talking Points

At this early stage in the design process we would love to hear what people think, so that these ideas and opinions can be considered and incorporated within the developing designs.

We want to know how you use the Red Bank area, St Catherine's Wood and the surrounding streets and spaces, and how you would like to use it in the future. To help structure this we've put out a series of key talking points that are useful to the process.



Movement and Connectivity

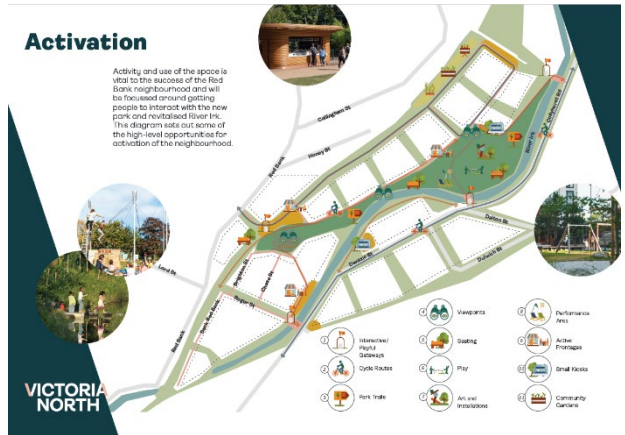
Connectivity and accessibility focused on high quality pedestrian and cycle movement is key to the Red Bank neighbourhood.

- Create new and enhanced cross valley links and connections to the city and the river.
- Utilise the existing topography to create pedestrian and cycle routes that follow the river and the city.
- Provide new lighting to key pedestrian routes to make the space feel safe at night and all times of day.
- Establish a corridor connected and accessible to the river and the city that is well lit and safe for all users.



Activation

Activity and use of the space is vital to the success of the Red Bank neighbourhood and will be focused around getting people to interact with the new park and regenerated river link. This diagram sets out some of the high-level opportunities for activation of the neighbourhood.



Place Making

Throughout Red Bank we will create a series of outdoor destinations for people to enjoy. These spaces will be designed to allow people to meet each other and to support the growth of a strong community over time.

- The river will deliver a range of opportunities for people to enjoy the river and the city.
- City-wide destinations to foster a sense of collective ownership and belonging to the Red Bank.
- Local scale destinations to encourage the neighbourhood's growing economy and vibrant social atmosphere.

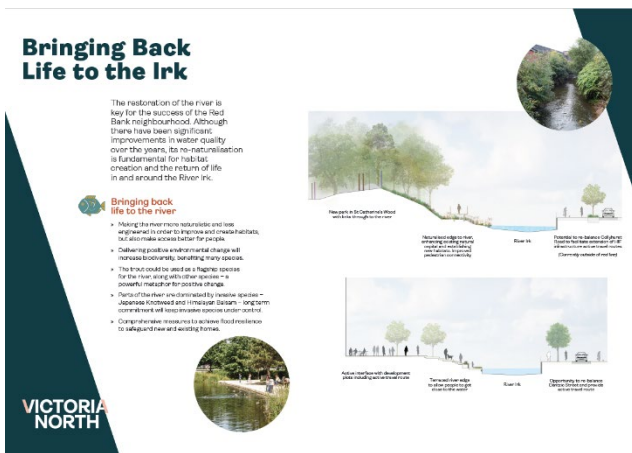


Quality of the Natural Environment

The vision is to create a green, biodiverse space to the neighbourhood with the River Link at its heart. Key to achieving this will be enhancing the existing green and natural character of the river corridor and St Catherine's Wood, extending the character, so that streets and spaces beyond feel connected and part of the whole.



- Enhancement of the existing ecology to create a vibrant, healthy space.
- Extend the green character and ecological benefits beyond the immediate river and woodland areas.
- Provide information points as part of ecological masterplanning and education.
- Create a vibrant, healthy space to the neighbourhood with the River Link at its heart.



Appendix 4: Phase 1 Feedback Form

Consultation Feedback Form

Thursday 21st October to Thursday 4th November 2021

We want to hear what you think about our plans to transform Red Bank and our ideas for St Catherine's Wood.

This feedback form asks for feedback on a number of areas:

- The Red Bank area – your impressions of the area currently and your views on our vision for regeneration
- Parks and green space – how important these are to you and what role you would like to see them play in the area
- Movement and connections – any issues you have getting across the site currently and any particular routes and connections you would like to see

The information displayed at our public events will help you answer some of these questions. If you weren't able to attend any of these events, this information can be found at: www.redbank-regeneration.co.uk.

Deadline for feedback is Thursday 4th November.

About you

Before we start, we would like to know a little bit more about you. The following questions are just to give us an idea of who is responding to the consultation, and to allow us to contact you with updates (if you would like us to).

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Q1. Please tell us your name:

Q2. What is your email address?

Q3. How would you describe your interest in Red Bank? (select as many as you like)

☐ I'm a local resident ☐ I own a business in the area ☐ I work in the local area ☐ I am part of a local interest group

☐ I visit the area regularly ☐ Other (please specify):

Q4. Would you like us to contact you to keep you up to date on the proposals?

☐ Yes ☐ No

Q5. Please tell us your postcode

Q6. Did you attend one of our consultation events?

☐ Yes, I attended the event on Thursday 21st November ☐ Yes, I attended the event on Friday 22nd November ☐ No, I didn't attend either of the events

The Red Bank Neighbourhood

We are interested to know what you think of the area currently – particularly any positive attributes we can build on and any issues you would like to see addressed.

The boards titled 'Introducing the Red Bank Neighbourhood' and 'The existing site' may help to understand the extent of the area we are referring to.

Q7. If you live or work in Red Bank, or know the area well, what do you like most about the area currently?

Q8. What are the main issues and challenges the area faces currently?

Parks and Green Space

Improvements to St Catherine's Wood and the River Irk will help us create the first phase of the City River Park, a network of high-quality green spaces along the Irk Valley (see the boards titled 'The City River Park Vision' and 'Bringing Back Life to the Irk' for more information).

We are keen to hear what you would like to see in these parks and green space that will be at the heart of the new neighbourhood.

The board titled 'Activation' shows some early ideas for how open and green spaces could form part of the Red Bank Neighbourhood and may be helpful in answering these questions.

Q9. How often do you use St Catherine's Wood?

☐ I use it regularly (once a week or more) ☐ I use it occasionally (a visit every month or two) ☐ I use it rarely (a visit once or twice a year) ☐ I don't use it, but I'm aware of it

☐ I've never heard of St Catherine's Wood

Q10. Feel free to add any additional comments to explain your answer above.

Q11. How would you want to use St Catherine's Wood and the surrounding area? What role do you think it should play in the neighbourhood?

- ☐ A destination for exercise (walking, jogging, cycling etc.)
 ☐ A place to walk the dog
 ☐ A place to sit and enjoy nature
 ☐ A place to meet friends and socialise
- ☐ A place for children to play
 ☐ As a route to get to other places
 ☐ Other (please specify)

Q12. What features and activities would you like to see in St Catherine's Wood and the surrounding area? (Choose as many as you like)

- ☐ Seating
 ☐ Children's play spaces
 ☐ Nature trails
 ☐ Viewpoints over the city
- ☐ Art and installations
 ☐ Cycle routes
 ☐ Performance areas
 ☐ Small kiosk
- ☐ Community gardens
 ☐ Other (please specify)

Q13. Which parts of our vision for the River Ink would you support? (Select as many as you like)

- ☐ Restoring and re-naturalising the river – improving biodiversity and habitats and keeping invasive species under control
 ☐ Naturalising the edge of the river, with terraces to allow people to get closer to the water
- ☐ Introducing trout and other species
 ☐ Comprehensive flood resilience measures to safeguard new and existing homes
- ☐ None of the above

Q14. Feel free to add any additional comments to explain your answer above.

Movement and connections

Connectivity and accessibility will be key to Red Bank neighbourhood. The next few questions ask for your views on how routes and connections across the area could be improved.

The board titled 'Movement and Connectivity' shows some of our early ideas around the key routes through the area and may be helpful when answering these questions.

Q15. How often do you currently move through the Red Bank area?

- ☐ Daily
 ☐ Regularly
 ☐ Occasionally
 ☐ Hardly ever

Q16. What are your reasons for moving through the area? (Select as many as apply)

- ☐ Commuting to work
 ☐ Visiting family or friends
 ☐ Social activities in the area
 ☐ Accessing the city centre
- ☐ Exercise
 ☐ Other (please specify)

Q17. What issues do you currently experience moving across the Red Bank area?

Q18. The 'Movement and Connectivity' board highlights a number of opportunities we've identified for routes through the area. Which of these do you agree are important? (Select as many as you like)

- ☐ New and enhanced cross valley links, including new bridges over the river
 ☐ Interesting and dramatic routes that respond to the existing topography
 ☐ Active travel routes
 ☐ Primary pedestrian routes
- ☐ Meandering/exploratory pedestrian routes
 ☐ New lighting to improve the safety of key routes at all times

Q19. Are there any particular routes or connections you would like to see improved or created?

Anything else?

Q20. Is there anything else you'd like to tell us? Please feel free to use this space for any comments or suggestions not covered by the other survey questions.

Thank you for completing this survey. We will consider all feedback and a short summary will be available on the consultation website: www.redbank-regeneration.co.uk

If you've agreed to receive updates, we'll be in touch as soon as we have any new information to share. Any updates will also be displayed on the consultation website. We hope to hear from you again soon.

3

Appendix 5: Phase 2 Consultation Postcard

WE WANT TO HEAR YOUR VIEWS

On our plans for the regeneration of the Red Bank neighbourhood.

Far East Consortium (FEC) and Manchester City Council are moving forward with plans to transform Red Bank.

Back in October, we introduced our vision for a sustainable residential-led neighbourhood which reinvigorates the green spaces along the River Ink Valley and brings nature into the city.

Having listened to community feedback from the first stage of consultation, we'd now like to share more information on our proposals for the regeneration of Red Bank and hear your views on how these have developed.

More info at:
www.redbank-regeneration.co.uk

The Red Bank neighbourhood (exact planning boundaries to be confirmed)

HAVE YOUR SAY

Our next stage of consultation will be open from Monday 6th December to Friday 7th January.

Come along to one of our consultation events

We'll be holding two drop-in events for you to come and see how our plans have progressed and talk to members of the team.

Monday 6th December 2021	GRUB, 50 Red Bank, Manchester, M4 4HF	3pm to 7pm
Friday 7th January 2022	Abbott Community Primary School, Livesey St, Collyhurst, M40 7PR	4pm to 7.30pm

In addition to these two consultation events, we'll also have a stall at GRUB for the Red Bank Festive Trail on Saturday 4th December. This collaborative event will see the area's great independent businesses showcasing their venues with festive stalls.

Information about our updated proposals and details of how to respond will be available on our consultation website (www.redbank-regeneration.co.uk) from Monday 6th December.

Any questions? Feel free to get in touch

Phone: 08081 699993

Email: info@redbank-regeneration.co.uk

Return address if undelivered: Residential Growth (Level 8), Manchester City Council, Town Hall Extension PO Box 532, Manchester M60 2LA.

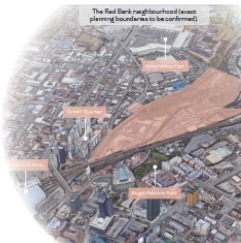
Appendix 6: Phase 2 Event Displays

Help us transform Red Bank

Red Bank is one of seven neighbourhoods identified in the Strategic Regeneration Framework for Victoria North – the Joint Venture between Fair East Consortium (FEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

Currently an underused part of the city, its riverside setting and unique industrial heritage make Red Bank the perfect location for a well-connected residential neighbourhood, forming an extension of the city centre with attractive new green spaces on its doorstep.

We are starting to design a holistic plan for Red Bank which will create a new, distinctive residential neighbourhood over the next 10 years.



Back in October, we introduced our vision for Red Bank and asked for your views on some of our initial ideas for the area around St Catherine's Wood, which will form part of the new City River Park. This is being funded through the Government's Housing Infrastructure Fund.

To meet the Government's funding deadline, we recently submitted a planning application for enabling works on the plateau above St Catherine's Wood to build a construction road.

Taking on board your early feedback, our plans have continued to take shape and we'd now like to hear what you think as we share more information about our plans for Red Bank.

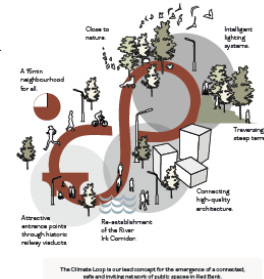
What will the plans for Red Bank include?



VICTORIA NORTH MANCHESTER CITY COUNCIL Fair East Consortium

How do we design an entire city neighbourhood in the context of the climate emergency?

The largely blank canvas presented at Red Bank is a huge opportunity. But it's also a massive responsibility. How do we design a new neighbourhood of over 6,500 homes in the context of the climate emergency?



The Climate Loop is a central concept for the emergence of a connected, safe and making network of public spaces in Red Bank.

Our starting point is that this former industrial brownfield land, located so close to the city centre, is the best possible place to accommodate Manchester's growing need for new homes. But beyond this, we've set ourselves the challenge of embedding the highest sustainability standards within our plans for Red Bank.

We are:



How do we work with the natural assets at Red Bank?

At the heart of our thinking about Red Bank is the River Irk and its valley. Once a hive of activity within an industrialised landscape of weirs and mills, we now see the opportunity to put the re-naturalised River Irk at the heart of our new sustainable urban neighbourhood.

Naturalising rivers and canals can improve urban ecology. If we can improve urban ecology, we can provide a healthier urban environment for people to live and work in.

Red Bank has a unique topography which marks it out from Manchester's otherwise flat landscape – providing views over the city, and an incredible setting in which to live and visit.



The role the River Valley can play in the neighbourhood gives us our design ethos for Red Bank: we're calling it **Wild Urbanism**.

What an earth is Wild Urbanism, you may ask? Wild Urbanism is our vision to connect the transforming built environment with the urban nature of the River Irk Valley, to create a unique city neighbourhood.

By bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area, Red Bank has huge potential to champion the benefits of both, and to reconnect Manchester to its lost rivers and landscape.

How do we open up the opportunities for a new neighbourhood at Red Bank?

Movement through and around the Red Bank area is currently not that easy. The railway viaducts, limited number of crossing points over the river and the change in levels all make the pedestrian experience a challenge. This is one of the first things our vision for Red Bank needs to address.

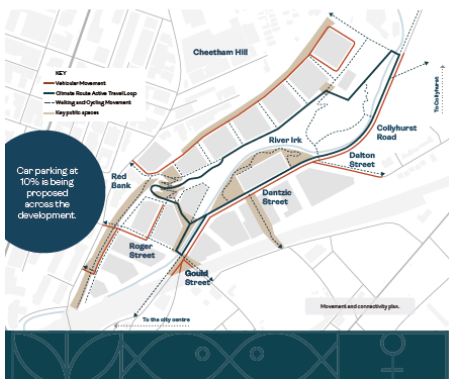
Feedback from our first stage of consultation has helped us identify the following key opportunities for our masterplan framework:

- Improve the connectivity with the city centre as well as with Collyhurst, Cheetham Hill and New Cross.
- Improve river crossings and create an accessible frontage to the river.
- Create a connection from the valley bottom to the upper plateau to unlock more sites for development with the benefit of a direct connection to the park and the river.
- Activate the railway arches to support the public realm and community.
- Work with the terrain, to maximise views to the Ink Valley.



In response, we've been working on a movement strategy for Red Bank. Improving the quality and the number of accessible railway underpasses, pedestrian bridges and level connections will connect the Red Bank neighbourhood to the city centre, Collyhurst, Cheetham Hill and future developments in Victoria North. It will establish Red Bank as a centre in Victoria North, serving the new and existing neighbourhoods.

The diagram below shows some of the key routes and connections we have identified as part of our movement strategy.



How should we plan out facilities to support communities to thrive?

We're building a new community with the long-term infrastructure to develop sustainably. In addition to infrastructure like new routes and utilities, this will include developing the social amenities that will be needed to support a growing community.



The diagram below shows the different uses we are proposing to complement residential development and make this a vibrant, living area. Note that locations shown are indicative at this stage.



How do we create welcoming neighbourhoods with distinctive identities?

Our vision is to create thriving neighbourhoods which provide new homes for a diverse mix of people. Our plans for Red Bank include the creation of three neighbourhoods, each with a distinct identity, all set around the new park at St Catherine's Wood.

- New Town: An extension of Manchester city centre, linked with the city centre and urban in nature.
- Red Bank Viaduct: A riverside destination providing a transition between the city centre and the natural landscape.
- Red Bank Plateau: A family neighbourhood on top of the hill, with views across the city.



New Town

New Town will link the city centre with the park. We see the future Denton Street as a vibrant local high street with shops and local independent businesses, complemented with unique views of the River Ink and its steep valley. New town would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 40 storeys.



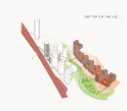
Red Bank Viaduct

Red Bank Viaduct will take its character cues from the industrial heritage of the now disused railway viaduct and nearby Cheetham Hill, with thriving existing businesses in the railway arches supported by new restaurants and bars along the river-front and the park edge. This area would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 25 storeys, including a landmark tower of up to circa 50 storeys.



Red Bank Plateau

The Plateau will differ in character from the metropolitan neighbourhoods of the valley, with a more residential and family-focused character. Frequent front doors to homes will delineate streets here, with playgrounds and a primary school seamlessly nesting into the parkland. This area would see mid-rise buildings with consistent shoulder heights to frame the street, punctuated with taller elements generally up to circa 15 storeys.

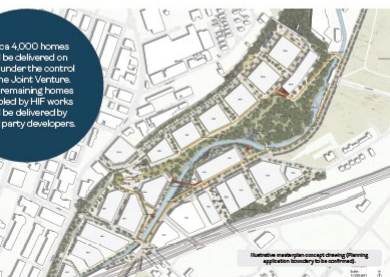


How can we create memorable and distinctive places?

Building taller buildings enables us to keep more of the land as open space while also providing the homes that people need and creating the community to support and sustain social infrastructure.



As identified in the Strategic Regeneration Framework (or SRF), development will respond to the topography of the Ink Valley, with careful consideration for valley views and vistas. Given its proximity to the city centre and key transport nodes, Red Bank provides opportunities for high density urban development in a sustainable location. Landmark structures will reinforce key gateways and contribute to Manchester's skyline. Height and massing will also respond to the surrounding context, with higher density towards the Green Quarter and the city centre and the potential for taller, landmark buildings to form a strong gateway to the Ink Valley.

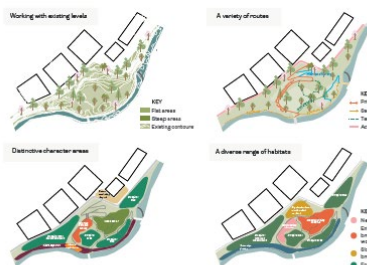


Circa 4,000 homes will be delivered on land under the control of the Joint Venture. The remaining homes enabled by HIF works will be delivered by third party developers.

The park at the heart of Red Bank



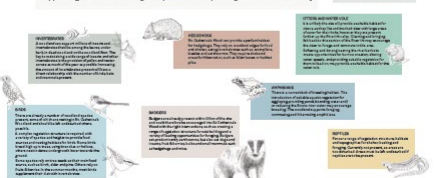
The park is at the centre of the neighbourhood and close to the city centre. It will be well connected, with activities and commercial opportunities supporting it as an attractive urban nature destination. The woodland will be enhanced with native plants and the river re-naturalised, encouraging life to return to the Ink.



Woodland play and habitat creation



There is a diverse range of habitat types existing in St Catherine's Wood. These habitat types have informed the development of the proposals for the park. Where possible, the proposals look to provide additional habitats, supporting an increased range of species and improving the site's biodiversity.



Next steps

There will be more opportunities to help shape our proposals for the regeneration of Red Bank as they develop.



Have your say

This current stage of consultation will be open until Friday 7th January 2022. Use the QR code or follow the link from our consultation website (www.redbank-regeneration.co.uk) to have your say via the online feedback form.



Appendix 7: Phase 2 Feedback Form



Consultation Feedback Form

Monday 6th December to Friday 7th January.

We want to hear your views on our developing plans for the regeneration of Red Bank. The information displayed at our public events may be helpful in responding to some of these questions. If you weren't able to attend any of these events, this and more information can be found at: www.redbank-regeneration.co.uk.

This feedback form asks for feedback on a number of areas:

- Our vision for Red Bank
- Movement and connectivity
- Facilities for a thriving community
- The Park at the centre of the neighbourhood

Deadline for feedback is 7th January 2022.

About you

Before we start, we would like to know a little bit more about you. The following questions are just to give us an idea of who is responding to the consultation, and to allow us to contact you with updates (if you would like us to).

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Q1. Please tell us your name:

Q2. What is your email address?

Q3. How would you describe your interest in Red Bank? (select as many as you like)

- ☐ I'm a local resident
 ☐ I own a business in the area
 ☐ I work in the local area
 ☐ I am part of a local interest group
- ☐ I visit the area regularly
 ☐ Other (please specify):

Q4. If you part of a local group or organisation, please tell us the name of the organisation

Q5. Would you like us to contact you to keep you up to date on the proposals?

- ☐ Yes
 ☐ No
 ☐ I've already signed up for updates

Q6. Please tell us your postcode:

Our vision for Red Bank

Our vision for Red Bank is to create an inclusive, sustainable urban neighbourhood. Central to this vision is reconnecting Manchester with its lost rivers and landscape, bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area.

Q7. To what extent do you support our vision for the regeneration of Red Bank?

- ☐ Strongly support
 ☐ Support
 ☐ Not sure / no opinion
 ☐ Oppose
- ☐ Strongly oppose

Q8. Do you have any other comments on our vision for Red Bank?

Movement and connectivity

A key part of our plans to transform Red Bank is increasing connectivity both within the area and with surrounding areas of the city, including future developments at Victoria North.

Q9. As part of our movement strategy across the Red Bank area, do you support the principles of prioritising walking and cycling, including providing widened footpaths and segregated cycleways along key routes?

- ☐ Yes
 ☐ No
 ☐ Not sure / no opinion

Q10. Do you have any other comments or suggestions in relation to our movement strategy?

