



Former Boddingtons Brewery Site

Statement of Consultation

December 2021

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1. Introduction

This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council ('MCC') by Latimer Development Ltd. (the 'Applicant')

- 1.1. The Proposed Development seeks to bring forward an application for full planning permission for the proposed redevelopment of the former Boddington Brewery Site ('The Site'). The proposals are submitted on behalf of Latimer Development Ltd. (the 'Applicant') and relate to a residential-led development with ground floor commercial uses and a publicly accessible landscaped courtyard.
- 1.2. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.

The Site

- 1.3. The Site is bounded by the Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester. It has been identified as a regeneration priority for a number of years and is specifically identified as such within the Great Ducie Street Strategic Regeneration Framework (SRF) and the Former Boddingtons Brewery SRF.

The Proposals

- 1.4. The Proposed Development will transform the existing underutilised brownfield site through a mixed use scheme comprising 461 residential units delivered across four towers ranging between 10 and 27 storeys to create a vibrant, new community of residents in a highly sustainable location. The proposed courtyard pocket park comprises areas of soft landscaping and informal playspace, as well as areas to rest and relax. This pocket park will make a significant contribution to publicly accessible green space within the close proximity to the City Centre. Furthermore, the redevelopment of the Former Boddington's Site will make a major positive contribution to the on-going regeneration of the Great Ducie Street area.
- 1.5. The formal description of development on the planning application is:

Erection of two buildings to create a mixed use development comprising residential uses (Use Class C3) with commercial uses (Use Class E) provided at the ground floor level, together with a new courtyard pocket park, landscaping, cycle parking, accessible parking spaces, highways works, access arrangements, and other associated works.

Pre-Application Consultation

- 1.6. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme's design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account.

Statutory Consultee Engagement

- 1.7. Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted, with the majority of consultation being undertaken online via Microsoft Teams/ Zoom meetings.
- 1.8. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals have responded to the site conditions, surrounding area, relevant frameworks and the Site's economic, planning and regeneration context.
- 1.9. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process.
- 1.10. Full details of all pre-application engagement with statutory and non-statutory consultees and the response provided by the submission is provided in Section 3 of this Statement.

Report Structure

- 1.11. This Statement of Consultation explains in detail the programme of consultation that the scheme has been through in order to ensure that issues could be considered and addressed as the proposals came forward.
- 1.12. The remainder of this Statement is structured as follows:
 - Section 2 – sets out the relevant planning policy and requirements.
 - Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
 - Section 4 – presents the summary and conclusions.

2. Policy Context

Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

National

Localism Act

- 2.1. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.2. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
 - Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.4. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
 - 1 **Where—**
 - a) **a person proposes to make an application for planning permission for the development of any land in England, and**
 - b) **the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).**
- 2.5. Subsections (2) and (3) state:
 - 2 **The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.**
 - 3 **The person must consult each specified person about the proposed application.**
- 2.6. Subsection (4) outlines the requirements in regard to publicity of applications:
 - 4 **Publicity under subsection (2) must—**
 - a) **set out how the person (“P”) may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and**

- b) **give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.**

- 2.7. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.8. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2021)

- 2.9. The Department for Communities and Local Government published the amended NPPF in July 2021. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.10. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.11. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.12. Similarly, paragraphs 124 to 129 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.13. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

- 2.14. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in March 2019 following updates to the NPPF.
- 2.15. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.16. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.18. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.19. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.20. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.21. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.22. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage.
- 2.23. The following section of this report sets out, in detail, the extensive amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Strategy and Responses

This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

- 3.1. Whilst it has not been possible to undertake face to face public engagement sessions due to the impact of COVID-19 and the need to maintain social distancing during the design development period, it has been possible to engage all parties throughout using online platforms and different types of media, including leaflets, online webinars, email exchange, telephone correspondence and surveys.

Proposed Development Consultation Strategy

- 3.2. Pre-application consultation has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals has responded to the Site's economic, planning and regeneration context.
- 3.3. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, which in summary comprised:
- Extensive dialogue with City Council Planning Officers, which has taken place throughout the design development process in order to ensure their support in principle;
 - Local Ward Councillors (Cheetham Hill Ward, Deansgate Ward, Piccadilly Ward, Broughton Ward, and Blackfriars and Trinity Ward) were informed of the proposed scheme on 17 August 2021 to help the team review the proposals;
 - Public Consultation running from 6th to 18th September;
 - Conversation with Local Landowners neighbouring development site contractors; and
 - Conversation with Greater Manchester police.
- 3.4. The sections set out in subheadings below further describe the consultation activity undertaken in preparation of this Application, provide a summary of the feedback received and how this has been addressed within the Proposed Development.

Pre-Application Consultation

Local Planning Authority

Manchester City Council (MCC)

- 3.5. During the design development stages undertaken prior to submission of this planning application, regular dialogue has taken place with Manchester City Council Planning Officers in order to present the proposals and gather feedback.

3.6. Ongoing meetings have taken place to present the proposals and discuss the relevant considerations of the Proposed Development. The meetings have taken place between July 2020 and October 2021. These meetings have focused on:

- *The height and massing of the proposals* - Whilst the area surrounding the site has historically comprised primarily low-rise warehousing, new developments in the surrounding area, including the consented Old Brewery Gardens and the Manchester College site are creating an emerging context of larger scale buildings. The massing and form of the proposed buildings on the Site is a result of responding to this context and maximising opportunities to capture optimum light and air to the apartments and central courtyard space whilst defining the adjoining streets. As part of the detailed design process, a townscape assessment was undertaken and key views identified. Please see the Planning Statement and Design and Access Statement for further details. A Townscape and Visual Impact Assessment has been included within the submitted EIA Report.
- *The provision and maintenance of the publicly accessible space* - Whilst the regeneration of the area is ongoing it has been decided that the pocket park will be closed to members of the public at night in order to reduce any instances of anti-social behaviour. As the area becomes more developed the intention is that the courtyard could remain open throughout the day and night. The pocket park will be maintained and managed by the Applicant;
- *The unit mix and tenure* – the Applicant has provided a unit mix which will create a viable development and will provide 5% on-site affordable housing. The unit mix has been derived from market analysis and in line with MCC's policies.
- *Consideration of the impact of the proposals on the amenity of the area* - A Daylight and Sunlight Assessment has been completed, and has fed into the final design of the proposals. The full assessment is detailed in Chapter 8 of the EIA Assessment submitted with this application. Overall it concluded that the proposals will have a minor impact on surrounding properties and is appropriate for the urban context
- *Activation of the ground floor* - A Commercial Strategy for the commercial units has been submitted alongside this application and sets out the strategy, to identify the right occupiers that will contribute to the vitality of the area from the outset.
- *Materiality* – the design and materiality of the proposals has formed a significant part of the pre-application discussions. This has focused on having a strong architectural language to the building, including a strong ground floor presence and exquisite detailing. The proposals will utilise a simple palette to create a cohesive language across the two buildings. The same red-brick will be used but a darker mortar will be used at the base of the building, and a lighter mortar on the middle and top of the buildings to create a lighter, elegant appearance. To add further articulation, cills have been used throughout alongside appropriate architectural metalwork. Overall, the design will use high-quality materials and with a limited palette used effectively to create a strong design response.
- *Connections* - a key ambition is to increase the permeability of the area and enhance linkages within the SRF areas. The orientation of the building massing and pocket park have been designed to increase east-west linkages, and tie into the proposed boulevard to the east of the Site. This is important in enhancing the connectivity of the northern edge of the City Centre to the City Centre and the associated opportunities within the city centre.
- *Quality of Open Space* – the provision of green and open space has been a longstanding ambition for this part of the City. During early pre-application meetings the importance of the quality of this space was emphasised, and as such the proposals have been designed with the publicly accessible green space at the heart. It has been fully designed and coordinated with the design team to provide a high-quality space with a rich variety of greenery, street furniture and hard surfaces. The Applicant will manage and maintain this space to ensure it is a welcoming space for future residents and visitors alike.
- *Regeneration of the area* – it was acknowledged that until the Old Brewery Gardens scheme, and its associated boulevard, come forward that the proposed development could be backing onto a surface level car park. As such the area may still experience some areas of anti-social behaviour whilst it becomes established as a new neighbourhood. Where the proposed development fronts onto the remnants of the surface level carpark it is proposed to temporarily secure these areas with fencing or hoarding. Once

developments are completed on these sites it is proposed to remove these temporary elements to create a cohesive neighbourhood with enhanced pedestrian connectivity. In addition, whilst the area is becoming established it is proposed to close public access to the pocket park at night in order to reduce opportunity for anti-social behaviour.

- 3.7. MCC advised verbally that an EIA would be recommended and this has been submitted alongside the application.

Local Ward Councilors

- 3.8. Letters were sent to Ward Councillors in Cheetham Hill Ward, Deansgate Ward, Piccadilly Ward, Broughton Ward, and Blackfriars and Trinity Ward, detailing the proposals and informing them of the forthcoming public consultation, providing a link to the website.
- 3.9. A briefing was offered to take place prior to the launch of the public consultation but no response was received, or the request was declined via email.

Non-Statutory Consultees

Public Consultation

- 3.10. The scope of the public consultation activities reflected the scale and nature of the development and the limited existing residential population in the vicinity. Due to the impact of Covid-19 and the need to maintain social distancing during the design development period, public consultation was carried out entirely online.
- 3.11. Pre-application engagement with local residents and businesses was principally focused online through a dedicated website. This was advertised via social media. The website presented the detailed proposals and set out the planning background and site context to help inform the local public and seek their views. A feedback form was made available via the website for people to provide comments on the Proposed Development and an e-mail address provided for people to send in further comments.
- 3.12. Initially the option to register for a webinar was provided – the webinars were offered the evening of Wednesday 15th September and the morning of Saturday 18th September. Only one person signed up for each webinar, and therefore the decision was made to answer the persons comments directly.
- 3.13. Whilst there were 1,114 unique visitors to the site, showing high level of engagement, there were only two responses provided, which are detailed below with applicant responses.

Public Consultation Comment	Applicant Response
Should be mainly affordable housing with gardens. Priority to Manchester residents that will [live] in the property. Ban buy to let landlords.	As set out in Section 5 of the Planning Statement, the intention is to deliver at least 5% deliver affordable homes on the site, helping to tackle current undersupply in Manchester. This will equate to 23 apartments, of which 8 are proposed to be shared ownership and 15 as affordable and social rent. The proposals seek to repurpose a brownfield site in a city centre context, as such to utilise the site it is proposed to include high-density development. As a result it is not possible to provide individual gardens for residents. However, a large pocket park is provided in the courtyard and a resident's

	terrace space with greenery is included on the podium of Block B. The Applicant will engage with MCC in respect of who will have access to affordable homes and work closely with MCC to ensure that they help to address the affordable housing wait lists in Manchester.
Need social housing. There are thousands of people in housing need on Manchester Move. This development does nothing to address this issue. Question 1 indicates that your development is inclusive for all. As the development does not include social housing, it is not inclusive and excludes many.	This appears to be a misunderstanding of the proposals. This site will be developed by Latimer Developments Ltd., who is committed to providing affordable housing on site. Latimer Developments are the delivery arm of Clarion Housing Group, the largest registered provider in the UK. As noted above, the intention is to deliver 23 (5%) deliver affordable homes on the site. 15 of these will be affordable or social rent.
What kind of businesses would you like to see occupying the ground floor commercial spaces?	
Local start-ups	The proposed tenants have not yet been confirmed, but as noted above and in the submitted Commercial Strategy, the Applicant intends to ensure a suitable mix of tenants will want to occupy the ground floor units. The Strategy set out how the Applicant intends to attract suitable occupiers to the proposed development, which may include local start-ups. The Applicant will seek to prioritise those occupiers contribute to the place-making objectives of the area rather than purely on what may generate the best returns. In taking this approach, the role of the commercial units in encouraging occupiers who will support the creation of an attractive neighbourhood is prioritised.
Instead of commercial space the proposals just need social housing	As noted in the Planning Statement, as part of the placemaking strategy for the site, it is considered that commercial spaces in the ground floor will play a key role in activation the space and drawing the public into the square. Furthermore, due to the building facades facing into both the publicly accessible square and the highly used Great Ducie Street, is considered that any residential units on the ground floor would suffer from a lack of privacy

Highways

- 3.14. The design team originally engaged with MCC Highways team via email in early August 2021 to discuss the proposed scheme and agree the scope of assessment required to support the planning application.
- 3.15. These discussions culminated in a virtual meeting on 12th August 2021 where the key items discussed were the site access arrangements, relationship with the adjacent Manchester College scheme and the reduce car parking provision to be provided on site. The proposed 100% cycle parking was supported and the principle of development on this site was therefore agreed from a Highways perspective.
- 3.16. Following these discussions, further discussion via email in September to discuss the proposed access strategy and construction access. The purpose of the discussions at this stage were to confirm MCCs position on the access barrier to be provided on the access road. It was highlighted that the inclusion of the barrier would contradict the strategy established within the SRF. This was also highlighted as part of the college application. MCC confirmed that the inclusion of the barrier would assist in controlling pick up/drop off activity on the access road, although it has never been identified as a planning requirement.

Greater Manchester Police

- 3.17. In order to seek an early view on the ways in which the Proposed Development can manage crime and promote safety in and around the Site, details of the Proposed Development were discussed with the Greater Manchester Police (GMP) Design for Security team on 8th October 2021. Additional correspondence between the project team and GMP has also taken place regarding the scope of the Crime Impact Statement.
- 3.18. Recommendations with regards to the development are set out formally within the Crime Impact Statement prepared by Greater Manchester Police and submitted with this application. These include:
- The gates (at night) and doors (all times) should be secured and the locks activated with a programmable fob. At the meeting it was confirmed that GMP require the 'publicly accessible' courtyard to be fully secured after hours, with only residents able to access.
 - Measures to prevent unauthorised parking on the pavement or other spaces around the building should be installed.
 - An intercom system should be installed at each gate (night time use) and entrance doors.
 - A CCTV system should be installed, with cameras monitoring all facades of the development as well as entrance lobbies, cycle stores, and the commercial units
- 3.19. All recommendations in the report have been incorporated into the development and further evidence will be provided to confirm that the requirements GMP, in order to award Secure by Design status, during the construction process and prior to operation have been met.

Neighbouring Development

- 3.20. There have been ongoing discussions with Manchester College in regard to the development of the adjacent site for their new campus. Discussions have centered around ensuring access arrangements to the two sites are coordinated, and mitigating any overlooking issues between the developments.

Summary

- 3.21. Overall, there is support for the residential use proposed on site, in order to secure the long-term use of a prime location at the edge of Manchester City Centre.
- 3.22. Whilst justification has been provided within the Planning Statement and Design and Access Statement, this Statement has also set out a direct response to points made by members of the local community, as well as Statutory and Non-Statutory Consultees.
- 3.23. The Client is also committed to ensuring the consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. During this process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF).
- 4.2. The application proposals have been the subject of pre-application consultation with organisations and the public. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local residents, businesses and Ward Councillors to identify and consider relevant issues prior to the submission of the application for planning permission.
- 4.3. Responses show that there is general support for the proposals. Areas that the applicant team have been able to address within the Proposed Development have been implemented.
- 4.4. The Proposed Development capitalises on the opportunity presented to meet the ambitions of the city and the scheme will bring about the following public benefits:

Economic

- **A viable use of an underused site:** The Site has been historically underutilised as a surface level car park. The current use of the Site fails to fully utilise the positive attributes of the Site. The redevelopment of the Site for residential-led uses positively contributes towards the ongoing regeneration of Manchester and the expansion of the City Centre. It will provide an attractive environment and will encourage further investment in the surrounding area.
- **Support employment opportunities:** During the construction phase employment opportunities will be created, including opportunities to encourage and develop skills, internships and apprenticeships among the varied and specialised trade contractors during the construction phase. During the operation phase there will be building management employment opportunities and the commercial units will provide employment opportunities in the form of full-time and part-time jobs.
- **Support inclusive economic growth:** the proposals will support MCC's vision for inclusive growth and will contribute to a balanced housing market that is required to support these jobs and to retain / attract talent. The creation of residential units in a mix of sizes, affordable housing tenures, and styles, will promote a mix of families, young professionals, retirees to live and work in the City Centre or City Centre Fringe. This will contribute to meeting the housing need of Manchester every year as stated in Manchester's Core Strategy Policy H1 Overall Housing Provision and the Residential Growth Strategy. The increased housing provision will in turn result in population growth and an overall enhanced productivity within the City. The forecasted economic growth of Manchester indicates the employment opportunities will be concentrated in the City Centre which only minutes walk from the Site, therefore providing easy access to opportunities for future residents.
- **Demand:** The proposed residential development will help to meet the recognised demand for City Centre and City Centre Fringe living. The Site is ideally located for residents to reach a wide range of facilities including work, leisure, a wide range of social infrastructure and numerous transport options.

- **Act as a Catalyst for Regeneration:** the proposals are the next phase of regeneration within the SRF areas, complementing the under construction Manchester College and proposed Old Brewery Gardens. Subject to planning, the intention is to commence on Site in 2022 and complete by 2025. This immediate investment will act as a catalyst for further developer interest in this underutilised area.
- **Expansion of the City Centre:** it has recently been documented in the City Council's City Centre Strategic Plan (2016) that Manchester's significant economic and population growth is demanding a re-evaluation of the city centre. This is given its current phase of expansion, the increasingly obvious finite nature of land resources, and a clear desire to prioritise urban regeneration and therefore protect areas of Green Belt around Manchester and the wider conurbation. As such, the redevelopment of the site will facilitate the expansion of the city centre away from its traditional core and prioritise brownfield land.

Environmental

- **Brownfield Land-** the proposals make efficient use of brownfield land and repurpose what is an underutilised site. The high-density residential uses capitalises on the highly sustainable location and proximity to all the amenities the City Centre offers.
- **High level of sustainability** – The Proposed Development will utilise an all-electric approach using air source heat pumps as well as utilising a fabric-first approach to the buildings design. The Part L improvement is 40.81% for the residential element and 17.1% for the commercial units, both significantly in excess of planning policy requirements. The proposals will therefore contribute to MCC's net-zero carbon emissions ambitions.
- **Enhancement of Blue and Green Infrastructure increase in the level of biodiversity** – The proposed public realm will help to enhance Manchester's Green and Blue Infrastructure assets by improving their overall quality and function. The River Irwell will be opened up to provide individuals with the opportunity to enjoy the riverside setting that befits the site whilst the high-quality planting will introduce a significant increase of vegetation (using native species) into a part of the City Centre where it is currently quite limited.

Social

- **A new neighbourhood:** the proposals will start to establish a residential community, grounded by the pocket park. The proposed accommodation mix and tenure will help to drive sustainable and diverse community and transform the area into a neighbourhood of choice.
- **Vitality, Safety and Security:** The redevelopment of the Site and the subsequent increase in activity will animate the area and make it a more welcoming environment for pedestrians. This will help to create a more safe and secure site by increasing the level of natural surveillance.
- **Provision of a significant area of new high-quality public realm:** The proposed public realm will provide a green open space for new residents, future staff and students of Manchester College, future residents and visitors to play, relax and socialise. This area of publicly accessible space will also improve connectivity to Manchester's existing blue and green network.

- **Providing on-site affordable housing:** The proposals will include 5% on-site affordable housing and which will be established through an independent third-party assessment of the submitted viability appraisal. This will help to meet the identified need for affordable housing in this location and is in accordance with the tenure mix set out in Core Strategy Policy H8.
- **Commercial Uses:** Delivering a range of commercial offer to appeal to future residents, the staff and students of Manchester College as well as to attract visitors. The uses will help create a vibrant atmosphere and ensure there is activity throughout the day and evening.
- **Accessibility:** A development that is designed to be accessible to all users including those whose mobility is impaired.

4.5. Moving forward with the project, the Client is committed to ensuring the consultation process will also continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. During the determination process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations for the Site.



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