

Comments for Planning Application 130627/FO/2021

Application Summary

Application Number: 130627/FO/2021

Address: Land At Poland Street Manchester M4 6BR

Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent forward thinking scheme, and I look forward to benefitting from the facilities. I do hope existing residents can also utilise the parking facilities as well as new developments.

Comments for Planning Application 130627/FO/2021

Application Summary

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Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

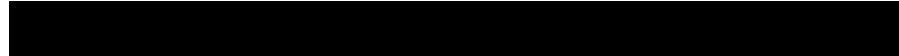
Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds good and will make that area look a bit nicer and will hopefully stop the bucketloads of on street parking currently taking over the areas around the new lovell houses.

(Application Number - 130627/FO/2021 - Mobility Hub)
Thu 22/07/2021 17:16

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer Atkinson

Planning - Case Officer

Strategic Development Directorate

Manchester City Council

P O Box 532

Manchester

M60 2LA

July 2021

Dear Jennifer

Re: Application Number - 130627/FO/2021 - Mobility Hub

I am writing as Co-Founder of Sugo Pasta Kitchen to support the above application for a mobility hub in Ancoats. One of our two venues is located on Blossom Street, in Ancoats, close to the proposed hub.

I support it for these reasons:

1. In recent times, there has been an increasing amount of delivery vehicles moving along Blossom Street, past Sugo Pasta Kitchen, and through Ancoats generally. The noise and pollution caused by these vehicles impacts on the experience of visiting Sugo Pasta Kitchen. If the number of vehicles is reduced, it will improve the area outside of Sugo Pasta Kitchen, and if over time Blossom Street is redesigned to prioritise people over vehicles, this might enable us to extend our outside eating offer. If more businesses were able to do this across Ancoats, it would make it an even more attractive place to visit, growing the neighbourhood's brand reputation and growing the local economy.
2. As a business, we do all we can to protect the environment through the choices we make, as it has a direct impact on the ingredients we receive and the product we serve. So it is good to see that people within Ancoats, alongside staff from businesses such as ours, will be able to do their bit for the environment through the choices they make too, in terms of how they get around. I also welcome that the hub supports the City's effort to reach net zero.
3. Finally, I hope the Hub will provide some parking for visitors to the restaurant, particularly those who are not able to reach us via public transport, walking or cycling.

Yours sincerely

[REDACTED]

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Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Application 130627/FO/2021



Tue 27/07/2021 14:40

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing as the Founder / Co-owner and CEO of SEVEN BRO7HERS Brewery to support the above application for a mobility hub in Ancoats. SEVEN BRO7HERS has a number of sites across sites in Salford and Manchester, including one located in Cutting Room Square in Ancoats close to the proposed site.

I support this application for the following reasons:

- Less vehicles driving through Anocats will improve air quality and make it a better, safer place to spend time. Being located opposite a public square we see the value of having more space for people without a constant procession of vehicles. More areas like this across Ancoats will attract more visitors to the neighbourhood, further build its reputation and benefit businesses such as ours.
- Giving people, including many of our customers and staff who live in the area, the option to choose a greener way to get around, whether it's cycling or electric vehicles or e-scooters, is better for the environment which benefits us all.
- It's bold and innovative. Doing things differently builds on the longstanding identity of Ancoats and Manchester and grows the area's reputation as a world-class place to live, work... and catch up over a few drinks with friends.

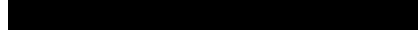
Yours sincerely



Application Number - 130627/FO/2021 - Mobility Hub

Thu 22/07/2021 13:43

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Cc: 

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

July 2021

Dear Jennifer

Re: 130627/FO/2021 - Mobility Hub

I am writing as a Director from Open | Optimised Environments to support the above proposal for a mobility hub in Ancoats.

Although we have no current relationship to the proposed mobility hub, our team worked closely with the City Council and a number of significant landowners in the Ancoats area, to produce the updated Neighbourhood Development Framework. This sought to build on successful regeneration to date; to protect and enhance it's unique historic and urban character, and unlock residential growth whilst supporting the City's zero carbon agenda.

As a result we have a good understanding of the opportunities and challenges the area faces and feel we can offer our support to this proposal. At a strategic level it supports continued sustainable regeneration across Ancoats and the wider renewal of East Manchester, a key aim of the City's Core Strategy.

More locally we see the hub as a key initial move to reduce the impact of parking provision and vehicular movement generally across the area and provide dramatically enhanced facilities for cyclists. This was a key aim of the NDF to open up a more people focused public realm that encourages walking and cycling, shaping a more liveable urban environment and supporting the City's clean air and net zero ambitions.

Finally the NDF encourages new public links to and through Ancoats Green to improve the neighbourhood's relationship with this vital open space provision. The hub also addresses this positively in our view, and begins what we hope will become a process of public realm transformation across the area.

Regards



edinburgh | london | manchester



Optimised Environments Limited. Registered in Scotland SC359690.
Registered address: Quartermile Two, Level 2, 2 Lister Square, Edinburgh, EH3 9GL

130627/FO/2021 - Mobility Hub

Wed 21/07/2021 12:46

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer

Re: Application Number - 130627/FO/2021 - Mobility Hub

I am writing as the owner / founder of three businesses: Northernlights Agency Ltd, fashion brand B4BASICS and Northernlights Home Plants & Lifestyle Store. The latter is located in Ancoats close to the proposed mobility hub.

I support the hub because in the short term, it will help provide parking for some of our customers, and in the longer term, it will lead to less vehicles passing through Ancoats as delivery vehicles are redirected. Once these vehicles are removed from the neighbourhood, it opens up the potential to redesign streets for people, providing more space for catching up and for local businesses like mine to utilise space outside the shop and show potential customers what we are about.

As an entrepreneur I also think it's important to pioneer different ways to address challenges like climate change. This is especially important in a place like Ancoats, and in a city like Manchester, which has historically always been associated with doing things differently. So I welcome this bold proposal. It will further grow Ancoats brand as a special place to live, work, and visit, as well as being a place that cares about its impact on the environment.

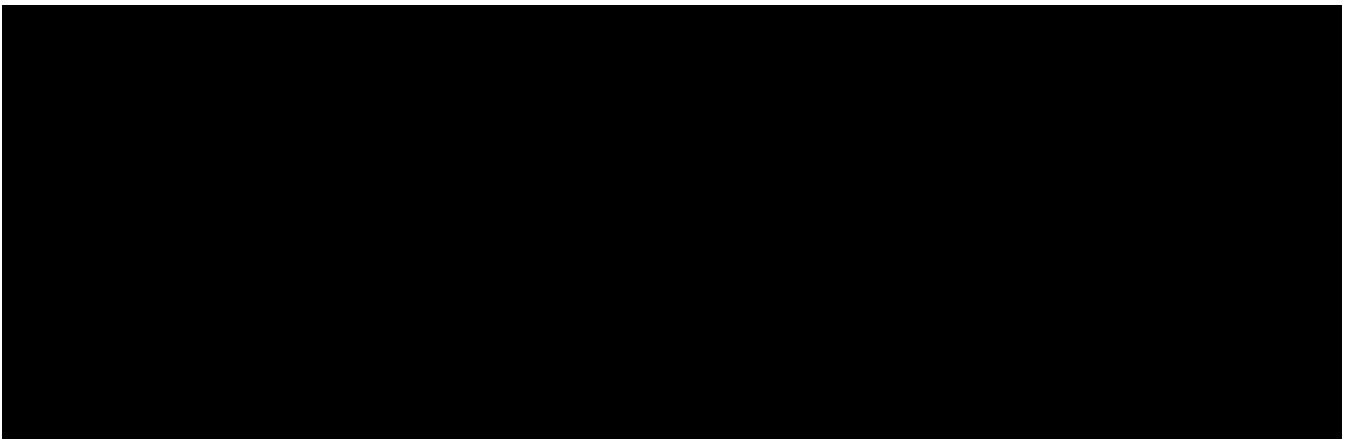
This will in turn be good for the local economy and for the environment - so it gets my full support.

Yours faithfully



Owner - Northernlights Home Plants & Lifestyle Store.

.....



Planning No. 130627/FO/2021 - Mobility Hub



Mon 26/07/2021 16:13

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

26th July 2021

Dear Jennifer

Re: Application No. 130627/FO/2021 - Mobility Hub

I am writing as Chair of Marketing Manchester to further support the above proposal for a mobility hub in Ancoats, Manchester. Marketing Manchester promotes Greater Manchester on a national and international stage to visitors.

Ancoats is one of Manchester's many firsts. It was the world's first industrial neighbourhood. Yet the past is not the only reason Ancoats is of national and international significance. Timeout recently described the neighbourhood as the 27th coolest in the world to spend time, outranking cities such as San Francisco and Copenhagen.

This is not by accident. It is the result of three-decades of strategic leadership and cultural and historic renewal. The mobility hub is an important step in maintaining the reputation and world-class status this neighbourhood enjoys.

Reducing traffic in the heart of Ancoats and redesigning streets to prioritise people over vehicles will make it a better place for residents and visitors alike to spend time. This will benefit the neighbourhood's cultural institutions including the Halle St Peters and Manchester's first Michelin star restaurant – Mana.

Furthermore, the provision of electric vehicle parking spaces on a scale unlike anywhere else in the UK, alongside the delivery depot, and other sustainable modes of transport, provide the hub with the potential to be viewed as an exemplar – copied by cities worldwide as we seek to respond to the challenges of increasing urbanisation and climate change. This will further grow the neighbourhood's reputation and support Manchester brand as being a world-class, pioneering, bold and innovative city.

This is why I as Chair of Marketing Manchester supports the proposed mobility hub.

Yours sincerely



Chair
Marketing Manchester

Application 130627/FO/2021 | Mobility Hub



Tue 27/07/2021 13:06

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Kevin Keith <kevin@future-place.com>; Mary <mary@manarestaurant.co.uk>

Dear Jennifer,

I am writing as the Chef and Patron of mana restaurant in Ancoats to support the proposal for the mobility hub.

mana is Manchester's first Michelin star restaurant, located in Ancoats, a three-minute walk away from the hub.

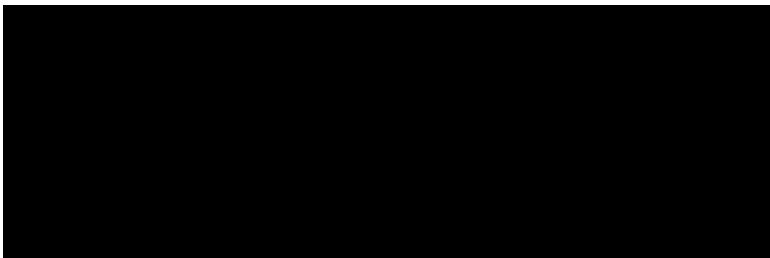
I support this proposal because there is an unsustainable amount of delivery vehicles passing through Ancoats - and indeed passed mana. This is as a result of the neighbourhood's success and the boom in online ordering but there are simply too many. These vehicles are detrimental to the neighbourhood, not least from an environmental perspective (noise and air pollution) but also aesthetically and if we are not careful, it will lead to Ancoats becoming a less attractive place in which to spend time impacting on its reputation.

So I think the delivery depot component of the mobility hub, preventing such vehicles from entering the neighbourhood, is fantastic. I also welcome the news that there is an ongoing wider-scale public realm strategy being prepared which when combined with the hub will lead to streets being redesigned for people over vehicles. This is exactly what Ancoats needs.

I support efforts to embrace technology and encourage more people to use environmentally-friendly ways of getting around too. The cycling spaces and facilities, electric vehicles, and car-share club. At the heart of mana's ethos is our relationship with the environment. We pride ourselves in sourcing the best produce the British Isles has to offer and through this are aware of the environmental challenges many of them face. That is why we are passionate about sustainability and do all we can as a business to make a difference. Being part of a neighbourhood that is also doing all it can through initiatives such as the Ancoats Mobility Hub matters, which is why we at mana give it our full support.

Kind regards,

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THINK GREEN


MICHELIN
2021

Application Number - 130627/FO/2021 - Mobility Hub

Mon 26/07/2021 15:56

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer

I am writing as Co-Founder and Chief Operating Officer of Huckletree to support the above proposal. Huckletree is made up of 3000+ members and 300+ companies across six co-working and creative spaces, including the Express Building in Ancoats, Manchester, close to the proposed mobility hub.

I support the proposal firstly because it supports Manchester's and indeed the world's efforts to reach net zero. Earlier this year, Huckletree hosted a virtual sustainability summit, Earthrise, bringing together brands leaders, entrepreneurs and investors from all corners of the globe to explore ways of addressing the climate change agenda. Part of this discussion included how the mobility sector must make radical and rapid changes as climate change cannot be stopped without decarbonising transport.

This, of course, requires strong leadership alongside clear and strategic decision-making which I feel the Ancoats Mobility Hub represents. It will reduce carbon emissions, improve air quality whilst offering sustainable transport modes to people across the neighbourhood. This final point is important. Enabling an entire neighbourhood to choose greener mobility options shows the value in working collectively on big issues like climate change. The facilities at the hub are also likely to benefit users of Huckletree in Ancoats too, from cycling spaces, showers and lockers to electric charging points.

But it is the wider, indirect gains that I think are very significant. By reducing the number of vehicles and re-prioritising streets for people, this will encourage social interaction, enabling ideas to be exchanged and adapted more easily, and innovation to thrive. That is what Huckletree generates within our sites, but moreover what genuinely pioneering cities seek to create across entire neighbourhoods, suburbs and districts.

For this part of Manchester in particular, there is an opportunity to recast the pioneering spirit present in abundance during the industrial age as having returned en masse in the digital age. This is why we support the proposed Ancoats Mobility Hub. It is a bold and awesome initiative and I look forward to seeing it implemented in the coming months and years.

Your faithfully,





22.07.21

Dear sir / madam

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of HBD to support the above plan for the Ancoats Mobility Hub.

We support these proposals because they are in-keeping with Ancoats from a strategic and cultural perspective, and as an enabler of the neighbourhood to progress on a sustainable and people-first trajectory.

This year we have all seen the effect of reducing the numbers of cars in City Centres, and anything which can further promote this, is something which we fully support. Manchester have taken the lead on this by pedestrianizing places such as Stevenson Square, Deansgate and (soon) Albert Square. We fully support the Council's aspiration to make this business as usual within five years.

We were delighted to see that Mobility Hub has strong green credentials, as well as embracing innovative PropTech solutions which will bring further gains for the end user as well as the planet. It's a great example of the City's Climate Change Action Plan and Made to Move strategies in action. This is something truly close to our hearts as we embark on our own Net Zero 2030 journey this summer. This approach is very much in-keeping with the spirit of this pioneering and award-winning neighbourhood.

We have been successfully operating in land, property and development for over 130 years and with the recent purchase of City Court, we have a vested interest in the area defined by the Ancoats and New Islington Neighbourhood Development Framework.

Kind regards,

[Redacted signature block]

H B D

8th Floor, 26 Cross Street, Manchester, M2 7AQ

0161 359 5636

hbd.co.uk

Henry Boot Developments Limited trading as HBD. Registered in England and Wales under company number 1390361.
Registered office: Banner Cross Hall, Ecclesall Road South, Sheffield, S11 9PD.

PART OF THE HENRY BOOT GROUP

Re: Application 130627/FO/2021 | Mobility Hub

Thu 22/07/2021 11:29

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of Hallé St Peters in support of the above application for a mobility hub in Ancoats.

Located in the heart of Ancoats, a five minute walk from the proposed hub, Hallé St Peters has played a significant part in the neighbourhood's revival over the last decade. It is the principal rehearsal and recording venue for the Hallé Orchestra, Choir and other Hallé Ensembles, and serves as a performance, education and event space, with our largest room holding up to 250 people.

To our purposes the proposed hub offers a number of benefits:

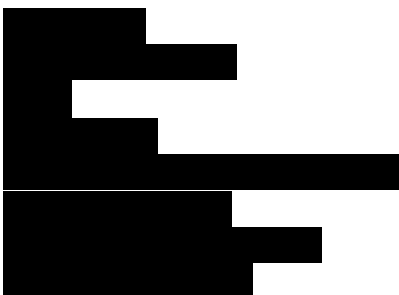
Firstly, the hub should reduce the amount of traffic passing through Ancoats which will make it a more enjoyable place to spend time and should, over a number of years, lead to streets being redesigned to put people before vehicles. This will further grow the area's reputation as a great place to live, work and visit.

Secondly, because Hallé St Peters is committed to improving our carbon footprint and we are supportive of efforts to supply and promote sustainable modes of transport like electric vehicles, public cycling facilities (alongside spaces) and car sharing schemes. We are pleased to understand that there is capacity for 100% electric charging in the future. We believe the delivery depot is also a good idea as any reduction in the frequency and number of large delivery vehicles passing through the area would be very welcome. To be truly effective we would imagine that there would need to be some arrangement with couriers which means that they should only deliver via the parcel depot for addresses within a certain postcode.

Thirdly because it offers an innovative approach to addressing challenges caused by an increasing population with increasing delivery and mobility needs. The status quo would see more development with more private car parks and no emphasis on sustainability.

We note that the Hub will not provide a definitive answer to all of Ancoats traffic issues, nor in the medium to long term the parking needs of our operations, as it is clearly focussed on the growing needs of a particular part of Ancoats and future developments therein. We retain concerns that the current visitor parking provision in Ancoats is insufficient following the recent transformation of the area and connectivity to the area via public transport and cycling routes needs particular attention. However it does thoughtfully repurpose a part of the area which is underutilised currently and appears to be a step in the right direction in terms of a sustainable approach to mobility and hopefully is something to build on for the needs of the wider neighbourhood.

Yours faithfully

A large, irregular black redaction box covering the signature and any text below it.

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA



Twitter: @mygreatplace

22 July 2021

Dear Jennifer

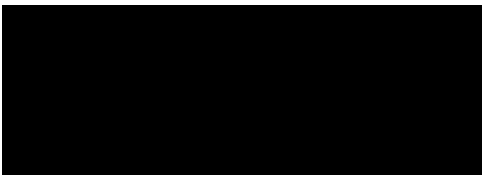
Re: Application number 130627/FO/2021- Erection of a mobility hub

I am writing to support the above application for a mobility hub in Ancoats. Great Places Housing Group is a housing association that exists to improve the lives of the people living in our 25,000 homes across the North West and Yorkshire. We provide a wide range of services and promote partnership work to create vibrant, sustainable communities.

Great Places has worked closely with Manchester City Council and Manchester Life on future development plans in Ancoats and New Islington. This joined-up approach ensures these neighbourhoods develop in line with Manchester's housing needs, on the scale identified in the Neighbourhood Development Framework, and as a place of inclusive opportunity on the edge of the city centre.

As part of these plans, Great Places has been working towards the delivery of two key sites: Ancoats Dispensary, to provide 39 new affordable homes, and Downley Drive, to provide 68 new affordable homes. The success of these sites is linked to the success of the proposed Ancoats Mobility Hub. If the Hub provides sustainable, affordable travel options for customers and ensures the streets are a safer, cleaner and better place to spend time by prioritising people over cars then it can only be a good thing.

Yours faithfully



Arabic

إذا كنت تريد الحصول على هذه المعلومة بلغة أخرى أو بخط أكبر أو بخط البريل أو على قرص مضغوط الرجاء الاتصال بنا

Bangla

এই তথ্যগুলো যদি আপনি অন্য কোন ভাষায়, ছাপার মোটা হরফে, ব্রেইলে (অঙ্কলিপি) কিংবা অডিও টেইপে পেতে চান তবে অনুগ্রহ করে আমাদের সাথে যোগাযোগ করুন।

English

If you would like this information in another language, large print, Braille or on CD, then please contact us.

French

Si vous voulez ces informations dans une autre langue, en gros caractères, en Braille, ou en cassette, alors veuillez nous contacter.

Gujarati

જો તમને આ માહિતી અન્ય ભાષામાં, મોટા અક્ષરોમાં, બ્રેઇલ અથવા સાંભળવાની ટેપ ઉપર મેળવવી હોય તો મહેરબાની કરીને અમારો સંપર્ક સાધો.

Polish

W celu uzyskania tych informacji w innych językach, większym wydruku, zapisanych alfabetem Braillea lub na kasecie, skontaktuj się z nami.

Somali

Hadii aad u bahantahay warbixintan oo luqad kale ku turjuman , ama far aad u waa weyn ku qoran ama farta indhoolaha ama isagoo cajalad ku duuban oo maqal ah fadalan nalasoo xidhiidh.

Tigrinian

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Urdu

اگر آپ کو یہ معلومات کسی اور زبان ، بڑی چھپائی ، بریکل یا ٹیپ پر درکار ہوں تو برائے کرم ہمارے ساتھ رابطہ کریں ۔

If you wish to get in touch or get more information, please visit our website:
<https://www.greatplaces.org.uk/>

Mobility Hub



Tue 27/07/2021 18:52

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I write on behalf of the National Clarion Cycling Club to support the above application. The Clarion Cycling Club was formed in 1895, born out of working class people finding freedom on their bikes whilst encouraging fairness across society. Today we have over 2,000 members across the country, with particularly strong representation in the north west of England.

As a club we are passionate about helping more people enjoy the benefits of cycling both from a health and environmental perspective.

There are a number of ways the Hub supports this, including 150 cycle spaces with lockers, showers and changing facilities all available to the public. There will be improved public realm around the hub with investment in walkways and cycleways and it has been suggested that the ground floor cafe could be cycle-themed too.

Furthermore the hub will reduce traffic (the equivalent of 1200km each day) by ensuring delivery vehicles go to the hub rather than each home. This will make the air cleaner by reducing carbon emissions and will make the neighbourhood safer for cyclists too. Over time it is planned to reduce vehicle access even further, and there is a proposed 'Beelines' network (what will eventually be the UK's largest joined up system of walking and cycling routes) through Ancoats and New Islington.

Finally because the hub has a stated, long term aim to discourage car ownership and promote sustainable modes of travel - like cycling. This is not just good for the health and wellbeing of individuals, it is good for the environment and essential if we are to meet net zero targets.

Yours faithfully



Secretary of the National Clarion Cycling Club

Re: Application 130627/FO/2021 | Mobility Hub

[REDACTED]

Tue 27/07/2021 15:40

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

[REDACTED]

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

10th July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing as the owner of Cafe Cotton (and also as an Ancoats resident) to give my full support for the above proposal for a mobility hub. Cafe Cotton is less than five minutes walk from the mobility hub.

I support the Hub because reducing traffic across Ancoats will really change the feel of our neighbourhood for the better. It will make it a cleaner and better space to spend time which will encourage more people to visit places like Cafe Cotton. I also hope it will encourage some of the streets to be re-imagined to make them more people-friendly.

As a business owner, the proposals made me think of our own carbon footprint. It may lead to us being able to take two cars off the road and it will help us achieve our aim to be a carbon-neutral business.

We live in an amazing community, so it's exciting to think we're going to have a facility that will enable us to think about the transport choices we each make and how we can put people and the environment first. Undoubtedly, it's one of the most critical developments in Ancoats, and I hope other neighbourhoods take it as a blueprint to do things better.

Yours sincerely

[REDACTED]



[REDACTED]

Cc: [REDACTED]

Age Group	Should Take Action (%)	Should Not Take Action (%)
18-29	90	10
30-49	90	10
50-69	90	10
70+	90	10

July 2021

Re: Application 130627/FO/2021 | Mobility Hub

I welcome this proposal because it supports progress towards Manchester's Clean Air and Net Zero targets and is in line with our own commitments as part of our corporate social responsibility plan, including efforts to minimise negative environmental impact and reduce our carbon footprint.

The different types of mobility in the Hub will likely benefit staff and clients who live in the area, and will further enhance Ancoat's reputation as a pioneer of place-making and urban design.

The centralisation of parking to enable new developments to be car-park free is an innovative and welcome concept that will transform design and future-proof buildings. Furthermore, the reduction in traffic across Ancoats so as to make it more people-friendly is a step in the right direction for a neighbourhood clearly suffering from the boom in online ordering.

Armitage Construction is proud of our association with Ancoats and have been part of its recent journey to becoming one of the most sought after places to live and work in the country. The Hub is an important next step on that journey.

██████████

Armitage Construction

Application number: 130627/FO/2021

[REDACTED]

Tue 15/06/2021 15:45

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

D M Miller Ltd

[REDACTED]

[REDACTED]

Dear Jennifer,

My name is [REDACTED] I am the finance manager for a company called D M Miller Ltd, our business is situated on at the end of George Leigh St, Poland St end, we do not have any objections with regards to the propose planning application, but have concerns about the day to day running of our business, as Poland street is only narrow, we have a lot of delivery's daily from suppliers by artic lorries, if Poland street was to be blocked off at any point it would cause us serious operational problems.

I know before lockdown March 2020, there was a propose development plan for the row where we are situated, do you have any information if this will still be going ahead ?

Kind regards

[REDACTED]

[REDACTED]
Oak View Group International
4th Floor, 55 New Bond Street
Mayfair, London
W1S 1DG

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

Tuesday 6th July 2021

Dear Jennifer,

RE: PLANNING APP. NO 130627/FO/2021 | Mobility Hub

I am writing on behalf of Oak View Group to support the above proposal for the Ancoats Mobility Hub.

Recently we have embarked on a 15-year partnership with the Co-op to bring one of the most sustainable and socially responsible arenas in Europe to East Manchester, approximately one mile from the proposed location for the Hub.

The Ancoats Mobility Hub will contribute to the continuing regeneration of East Manchester by enabling further commercial and residential development to take place in and around the area through the provision of sustainable transport options.

Furthermore, the proposal supports Manchester's Clean Air and Net-Zero targets and will further strengthen active travel routes (cycleways and canal towpaths) between important commercial and visitor destinations, including Co-op Live.

The Ancoats Mobility Hub is yet another example of a world-class city remaining ahead of the game and pioneering different ways to progress - essential as we seek to build back better and greener following the pandemic.

Yours sincerely,

[REDACTED]

[REDACTED]

Oak View Group International



Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

13 July 2021

Dear Jennifer,

Re: Application 130627/FO/2021 | Mobility Hub

I am writing as Founding Director of OBI Property Ltd to give our full support for the above proposal for a mobility hub.

OBI Property is a privately-owned real estate firm, employing approximately 30 people, with offices in Manchester and Leeds, that provides advice to national and international clients.

The Hub is a bold and strategic response to the challenges of a growing population, changing mobility needs, and climate change. It will support the continued regeneration of East Manchester (and with it the continuing creation of jobs) by providing parking for neighbouring new developments and encourage nearby development sites being used as surface car parks to be brought forward.

The Hub supports Manchester's clean air and zero carbon by 2038 targets and the provision of a market-leading amount of electric vehicle spaces in a residential setting is worthy of particular praise. This combination of planning policy, local regeneration and urban innovation is in-keeping with Manchester's pioneering heritage and I am sure the Hub will become an exemplar project that further strengthens Manchester's reputation as a world-class place to live.

0161 237 1717
WWW.OBIPROPERTY.CO.UK

OBI, 80 MOSLEY STREET
MANCHESTER, M2 3FX

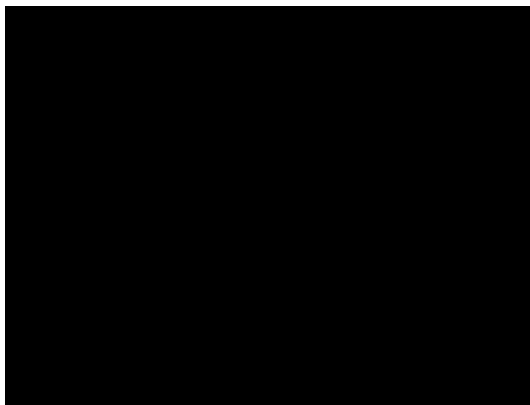


OBI is a trading name of OBI Property Limited,
a company registered in England and Wales. Registered number 08373764

OBi

Kind regards,

YOURS SINCERELY





MANCHESTER CITY

Manchester City

City Football HQ
North Gate
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youtube.com/mancity

Jennifer Atkinson

Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

8th July 2021

Dear Jennifer

Re: Application Number - 130627/FO/2021 - Mobility Hub

I am writing as the Director of Sustainability at Manchester City Football Club to support the above application for the Ancoats Mobility Hub.

Whether it's managing our environmental impact, improving life chances for local people, or the way we run our business - sustainability and community sit at the heart of all our decision-making at Manchester City. It is welcome therefore, to see a proposal that enables residents to include sustainability in their decision-making too with regards to mobility.

I also welcome that the proposal supports Manchester's clean air and zero carbon city by 2038 targets and was particularly impressed with the social value element in the sustainability strategy. In addition to being environmentally regenerative and supportive of continued economic development, the hub will deliver positive outcomes for local people and communities. This includes the creation of spaces that welcome, engage and inspire - encouraging active lifestyles and of course, promote sustainable travel.

This resonates with our work at Manchester City Football Club.

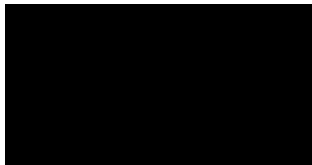




MANCHESTER CITY

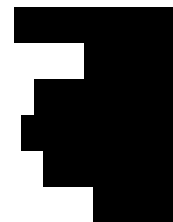
Finally, I welcome the ambition in this proposal and the potential for the hub to be an exemplar project, emulated across cities and regions in the UK and beyond. Manchester's reputation for being first is not good fortune. It comes through innovation, hard work and initiatives such as this, which is why I gladly give my support.

Yours sincerely



Director of Sustainability





Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
– P O Box 532
Manchester
M60 2LA

21 July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of LDA Design to support the above application for a mobility hub in Ancoats. LDA Design is an independent consultancy of urban designers, landscape architects and planners working together to connect people and place through landscape.

Over a number of years, LDA Design has worked on projects in and around Ancoats, as well as working in the Beehive Mill on Jersey Street. Our work in the area has specifically focussed on issues related to masterplanning and landscape design and, therefore, feel well qualified to comment on this proposal.

LDA Design supports the Hub for the following reasons:

- **The hub will reduce the amount of vehicle movements into and across Ancoats.** This reduction, when combined with the evolving public realm strategy being developed for the area, will see spaces re-prioritised for people over vehicles, creating places where people belong. This is at the heart of our ethos at LDA Design, we seek to create places where memories are made and life is enjoyed. It is people that make places, not buildings, and it will be the creation of more spaces for people to enjoy that will further enhance the reputation of this already world-class neighbourhood.
- **The aggregation of parking into one hub, enabling future neighbouring developments to be car-park free.** This demonstrates how design has a major part to

A 3 Tariff Street
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M1 2FF
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2 of 2

play in influencing behaviour to benefit the environment. In this instance, the separation of home ownership and car ownership which may, in some instances, lead to future homeowners reconsidering whether they need a car or potentially considering other greener options. The Hub, therefore, provides flexibility for a future re-prioritisation away from the motor vehicle and the flexibility to adapt the building and others around it to less car borne needs such as cycling.

- **Improvements in pathways and cycleways alongside cycling facilities.** This is a further example of how design can influence behaviour. Alongside the facilities, high quality public realm and a high-quality public space connecting the hub to Ancoats Green will further encourage active travel.
- **Climate change matters.** Finally, at LDA Design, we don't shy away from the big issues of the day, such as climate breakdown, densification or air pollution. We seek creative, sustainable, viable solutions, drawing on the landscape to transform and to solve: creating stronger connections to nature wherever we can. This proposal supports Manchester's Clean Air and Net-Zero targets and is in accordance with our own beliefs as to the importance of design in addressing the challenges of increasing urbanisation and climate change.

Yours faithfully





Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

July 2021

Dear Jennifer

Re: Application Number - 130627/FO/2021 - Mobility Hub

I am writing as the Co-Founder and Executive Director of Hope Mill Theatre to support the proposal for a mobility hub in Ancoats.

Since opening in 2015 Hope Mill Theatre has become one of England's most successful and reputable independent venues. Our mission is to enrich, educate and entertain our community by providing a uniquely superior theatre experience; allowing both audiences and artists alike to be inspired, ambitious and to share stories and enlighten lives through the power of theatre.

We are located less than half a mile from the proposed site of the hub but our activities are not confined to the theatre. This summer will see the launch of a three-week open air festival, Hope Fest, in Ancoats extending our offer further as we rebuild following the coronavirus.

I support the proposed mobility hub firstly, because safe and secure car parking spaces will benefit visitors to Hope Mill Theatre and other cultural institutions across the neighbourhood. This is vital for the area's identity and its economy as we seek to build back following the coronavirus. Secondly, because fewer cars and vans passing through Ancoats will make it a cleaner and better place for people to spend time in and spaces can be redesigned for social interaction, performance, or just relaxing. This interaction is important for the area's identity as one of the country's best places to live and work but also for inspiration, innovation and creativity. Thirdly, because the hub is pioneering and builds on the centuries-old reputation of Ancoats and Manchester; and, finally, because the promotion of sustainable and shared transport will improve the environment and is a step towards the achievement of net zero carbon emissions.

This is why I support the proposals and why I hope to welcome the hub to the neighbourhood in the no-too-distant future.

Yours faithfully

A black rectangular box redacting the signature of the sender.

Hope Mill Theatre

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

19th July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I write on behalf of Groundwork Greater Manchester to support the above application for a mobility hub. Groundwork is a federation of charities mobilising practical community action on poverty and the environment across the UK. We are passionate about creating a future where every neighbourhood is vibrant and green, every community is strong and able to shape its own destiny and no-one is held back by their background or circumstances.

I support the proposed mobility hub for the following reasons:

- It will reduce the amount of vehicles passing through the neighbourhood by an estimated 1200km each day. This will reduce carbon emissions, making it a cleaner and safer place for people to spend time. It is also envisioned that spaces across the neighbourhood will be reimaged based on the priorities of people over vehicles.
- It will promote sustainable and active travel through the availability of 150 public cycle spaces and facilities including lockers, showers and changing rooms, an electric car share club, and electric vehicles on a scale not seen anywhere else in the UK.
- New developments in the area will work with the hub ensuring that they have a minimum of one cycle space per home but no car parking. This will break the link between home ownership and car ownership and enables other, more environmentally-friendly transport modes to be encouraged.
- High quality public realm, including the planting of trees, two vertical green walls, a cafe, and cycleways and footpaths, will improve connections to, and usage of, Ancoats Green.

This is a very exciting initiative and one that we at Groundwork are very happy to add our support to – there are lots of synergies with our work around community climate action and decarbonisation.

Yours sincerely



Executive Director

TRAFFORD ECOLOGY PARK, LAKE ROAD, MANCHESTER, M17 1TU

GREATERMANCHESTER@GROUNDWORK.ORG.UK / 0161 220 1000

GROUNDWORK.ORG.UK  **GROUNDWORKGM**  **GROUNDWORKGM**

COMPANY REGISTRATION NO 6543150. CHARITY REGISTRATION NO 1124508. VAT REGISTRATION NO 922 7428 23

Application Number - 130627/FO/2021 - Mobility Hub

Fri 16/07/2021 09:39

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Jennifer

Re: Application Number - 130627/FO/2021 - Mobility Hub

I am writing on behalf of General Projects to support the above application for the Ancoats Mobility Hub.

General Projects is a developer and operator of contemporary real estate. We reimagine the built environment to deliver the next generation of future-ready buildings that foster creativity, innovation and wellbeing.

Our portfolio includes a five-acre workplace campus, Pollard Street, half a mile from the proposed Hub. It will be a sustainable mixed-use destination, set within vibrant public spaces, that will generate local social value, improve pedestrian and cycling connectivity and provide best-in-class facilities.

We support the proposed Ancoats Mobility Hub because, like our own development, it is pioneering and at the forefront of thinking on how to sustainably revitalise urban environments. The investment in cycleways and canal towpaths will encourage active transport and connect with schemes such as ours; the availability of visitor spaces will support the neighbourhood's cultural institutions and strengthen the local economy; and the reduction in vehicles will support a reimagining of the public realm based on people's priorities.

Combined, these interventions further enhance a reputation that we too are helping to foster - of a world-class place to live, work, relax and spend time.

Yours

www.generalprojects.com

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

14 July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of Design Manchester to support the above proposal for an urban mobility hub.

Design Manchester was created to provide the voice of design in and connected with Manchester. We are a not-for-profit organisation running events and programmes throughout the year. Our headline activity is the Design Manchester festival, which takes place every autumn and is now in its ninth year.

As the world's first industrial suburb, Ancoats is of unique architectural and design importance. Over the last three decades we have seen extensive heritage-led renewal resulting in the creation of a thriving mixed-use neighbourhood which has protected and enhanced the urban character of the area. This has presented design challenges arising from an increasing population with growing demand for services while maintaining quality of life and protecting the environment.

We see the mobility hub as a crucially important step in helping address these challenges in a responsible and relevant way, with the added important benefit of providing an exemplar for addressing such issues more generally in just the way Ancoats did as the world's first industrial suburb.

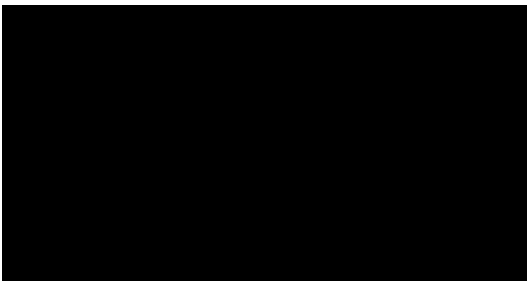
The proposal supports Manchester's net zero ambitions and will enable people to choose sustainable mobility options. Traffic reductions through centralised parking and delivery will allow the streets to be reimaged for the benefit of people over vehicles.

The building is in-keeping with national design guidance and well serves the fundamentals of form, function and delight. It suits the surrounding neighbourhood and has its own strong physical identity through the two large vertical green walls. Identity is particularly important in this neighbourhood due to its high-profile and historical/architectural significance.

Due to the size, scale and ambition of the hub, we believe it has the potential to serve as an exemplar project for other neighbourhoods and indeed cities to emulate. This is in keeping with an area famed for a pioneering approach to infrastructure and the production of goods which began some two hundred years ago.

I wish this proposal success and hope to see citizens and end users of the hub actively engaged in its evolution to continue that pioneering spirit.

Yours sincerely



[Redacted]
[Redacted]
[Redacted]

Jennifer Atkinson
Planning Officer
Planning Service
Manchester City Council



By email: planning@manchester.gov.uk

7 July 2021

ANCOATS MOBILITY HUB PLANNING APPLICATION (130627/FO/2021)

Dear Ms Atkinson

I am writing to you as Food CEO of The Co-op Group to make clear our support for the proposed Ancoats Mobility hub.

The Co-op is the UK's largest and oldest co-operative business. We're a major food retailer with 2,700 stores of our own and a major food wholesaler servicing a further 5,300 stores made up of 1,300 shops owned by independent co-operative societies and 4,000 more independents including NISA and Costcutter shops. We are also the largest funeral provider in the UK and we provide life planning services and sell insurance products.

We are, of course, also an iconic Manchester business with our Support Centre located at Angel Square in the city centre and more than a hundred stores and dozens of funeral care homes across Greater Manchester. One such outlet is in the heart of Ancoats on Blossom Street and our headquarters is half a mile away in the nearby NOMA neighbourhood.

The Co-op's Vision is Co-operating for A Fairer World which means we care passionately about the communities our colleagues, members and customers live and about the planet we live on and are stewards of. We launched the Co-op's Climate 10 Point Plan, as part of our Climate Justice campaign, in May and it has been widely recognised as one of the most ambitious, comprehensive and substantive approaches by a UK business. You can read more [here](#).

It's in the context of our colleagues, our members and their communities and the future of planet that we support this proposal. By providing sustainable transport options, the Hub will empower people to contribute towards a collective good: a greener and cleaner neighbourhood. Moreover, the reduction of the number of vehicles means there will be more space in which residents can relax, enjoy, and celebrate this culturally significant part of Manchester. We also believe that the Hub will support local business by providing

Registered Office: Co-operative Group Limited
1 Angel Square, Manchester, M60 0AG. Reg No 525R

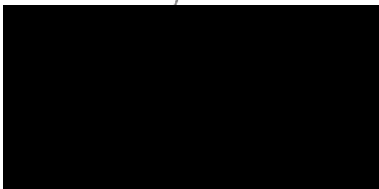
coop.co.uk

workers with car parking spaces, cycling spaces and facilities and improved cycleways connecting to places like NOMA.

The Ancoats Mobility Hub is, we believe, another UK first. My Co-op traces its roots back to the first, modern co-operative which was borne in our region – in Rochdale - in 1844 as the Rochdale Equitable and Pioneers Society. The co-operative movement we founded now includes 3 million co-operative enterprises and organisations worldwide. The Hub is, therefore, a typically pioneering and innovative response from that same city region. Just as our movement is now celebrated around the world, it would not surprise me if the Hub was emulated in other places across the UK.

I look forward to seeing this exciting and necessary development happen.

Yours sincerely,



**CEO
CO-OP FOOD**

Registered Office: Co-operative Group Limited,
1 Angel Square, Manchester, M60 0AG. Reg No 525R

ancoats mobility hub 130627/FO/2021

Mon 19/07/2021 18:05

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of Cask to give our support to the proposal for a mobility hub in Ancoats, Manchester. There are two Cask pubs, one of which is in Ancoats, a 5 minute walk from the proposed hub.

I support the application for the following reasons:

- There is an allocation of spaces for visitors to Ancoats which could benefit our customers.
- The reduction in the amount of vehicles passing through Ancoats will make it a cleaner and better place to spend time, further growing the neighbourhood's reputation. This will benefit bars such as ours. If streets are redesigned to prioritise people over cars too, this will likely attract even more visitors to the area's bars and restaurants.
- The hub will reduce the amount of carbon going into the atmosphere. This, alongside enabling residents to access a car share club or electrical vehicle space, is good for the environment.
- Our staff will be able to use the facilities at the hub, including the cycling spaces, showers and lockers.

It's been a difficult year for the hospitality industry so it's important that proposals such as this which look to add value to a neighbourhood and which will help it build back better and greener are welcomed.

Your sincerely

[REDACTED]

Application 130627/FO/2021 | Mobility Hub

Fri 16/07/2021 15:51

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Jennifer Atkinson
Planning - Case Officer
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

16 July 2021

Dear Jennifer

Re: Application 130627/FO/2021 | Mobility Hub

I am writing on behalf of British Cycling to support the above application for a mobility hub in Ancoats.

From our headquarters in East Manchester, British Cycling aims to deliver international sporting success, to increase the number of regular cyclists and to represent our members, many of whom are passionate about cycling's health and environmental benefits.

The mobility hub can support these objectives in a number of ways.

- **By prioritising and promoting active and environmentally friendly travel.** The hub is intended to provide 150 cycle spaces with facilities including lockers, showers and changing rooms, all for public use. This is greater than comparable facilities in the city centre including Manchester Piccadilly. Improved public realm around the hub, alongside investment in cycleways and pathways, will, we hope, see improved connectivity between the City Centre and Ancoats. It has also been suggested the commercial space on the ground floor could become a cycling-related cafe, which I also hope the local cycling community would welcome.
- **By breaking the link between home ownership and car ownership.** As parking from neighbouring developments will be consolidated into the hub, this will support efforts to break the link between home ownership and car ownership. Crucially, as the car-ownership link is weakened, the cycling link should be maintained with new developments in the area having dedicated cycle spaces for every apartment.
- **By reducing the reduction in vehicle movements.** We understand that the delivery depot is estimated to remove 1200km of vehicle movements from the neighbourhood each day. This will help to ensure Ancoats is safer and with cleaner air, making it more conducive to active travel - of particular importance due to the proposed 'Beelines' network through Ancoats and New Islington.

The hub could be a significant milestone in the prioritisation and promotion of active and environmentally friendly travel. It has potential to be an exemplar project that could be emulated across the UK as efforts are stepped up to lower carbon emissions and reach net zero.

Yours sincerely

[REDACTED]

[REDACTED]

HEAD OF BUSINESS PLANNING & TRANSFORMATION



[REDACTED]



The British Cycling Federation is a company limited by guarantee registered in England and Wales with registered number 3943494. Our registered office is at Stuart Street, Manchester, M11 4DQ. The contents of this email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient and have received this email in error, please notify the sender immediately and permanently delete it from your computer. Use, copying or disclosure of the information contained in this email or in any attachment is prohibited.