



Ancoats Dispensary
Statement of Consultation

May 2021

Contents

1. Introduction	1
2. Policy Context	9
3. Consultation Strategy and Responses	12
4. Summary	33

Appendices

Appendix 1 – Site Location Plan

Appendix 2 – Ancoats and New Islington Strategic Consultation Summary

Appendix 3 – Consultation boundary

Appendix 4 – Consultation Leaflets

Appendix 5 – Detailed Consultation Web Pages

Appendix 6 – Summary of Consultation Comments and Project Team Response –
Phase 1 Consultation

Appendix 7 – Victorian Society Briefing Letter

1. Introduction

Introduction

- 1.1. This Statement of Consultation (“the Statement”) accompanies applications for Full Planning Permission and Listed Building Consent for the refurbishment, redevelopment and extension of the Grade II Listed Ancoats Dispensary building for a scheme comprising of 39 affordable housing units. The Proposed Development will secure the long term future use of the Grade II Listed Ancoats Dispensary building. The Applicant is Great Places Housing Group Ltd (“the Applicant”).
- 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.
- 1.3. The following documents have been included within this report as evidence to support the statements that have been made:
 - Site Location Plan (Appendix 1);
 - Ancoats and New Islington Strategic Consultation Summary (Appendix 2);
 - Consultation boundary (Appendix 3);
 - Consultation leaflets (Appendix 4);
 - Detailed consultation web pages (Appendix 5);
 - Summary of Consultation Comments and Project Team Response – Phase 1 Consultation (Appendix 6); and
 - Victorian Society Briefing Letter.

The Site

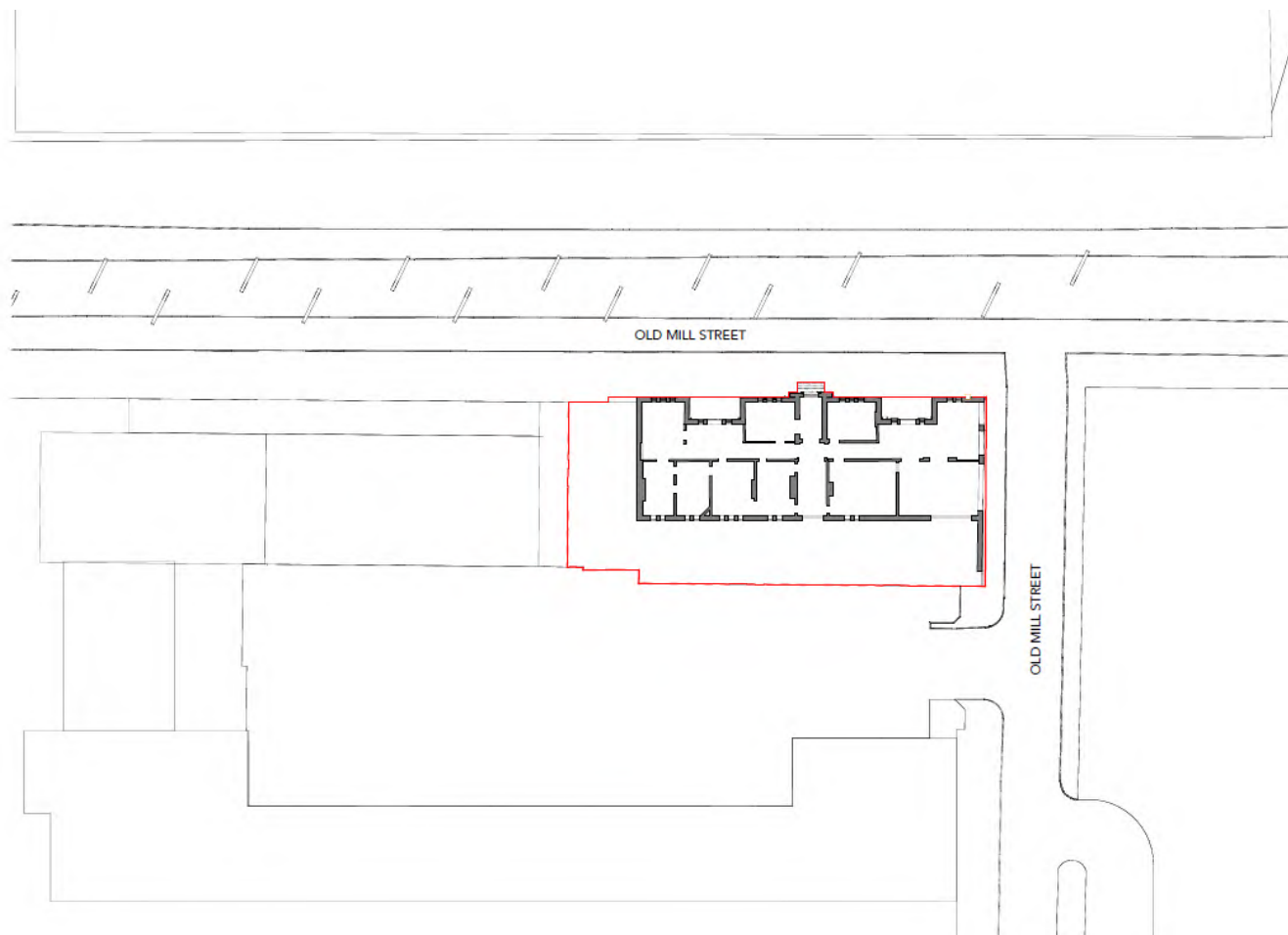
- 1.4. The Site comprises the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary (“the Site”). There are small areas of hardstanding in front of the north elevation on Old Mill Street, to the west of the western façade and to the south of southern façade. These areas are mostly occupied by the large and complex scaffolding structure which is supporting the remaining structure of the Ancoats Dispensary from further collapse.
- 1.5. The building is currently derelict, and the upstanding remains comprise principally the internal and external load bearing walls. The first and second floors have collapsed, and walls considered to be at risk of collapse have been reduced in height. All roof structures and coverings have been removed from the building in addition to much of the central tower, due to structural and safety concerns. All other structures on the wider site of the Ancoats Hospital including the nurses’ home, ward blocks and various other ancillary buildings have been demolished.
- 1.6. The remains of the building are therefore open to the elements and the structure is therefore considered to be currently incapable of being actively used.
- 1.7. The Site is located along and to the south of Old Mill Street and east of Lampwick Lane within New Islington.
- 1.8. Old Mill Street provides an important route from Great Ancoats Street through New Islington, connecting the neighbourhood with Manchester City Centre and the surrounding neighbourhood of Miles Platting, which mostly comprises two storey residential terraces.

- 1.9. Immediately to the south of the Site is the site of the former Ancoats Hospital, which was demolished in the mid-2000s. Construction has now commenced on this site for the Manchester Life Lampwick development, which comprises ten-storey, five-storey and six-storey buildings, set around a central courtyard and car parking. The development will provide 209 apartments and four duplex homes, along with four commercial units at ground floor level. The homes are proposed to be for private rent.
- 1.10. To the south of the Lampwick site is the CHIPs iconic building providing numerous residential apartments for sale and for rent, and the Ashton Canal is located adjacent to this. The Ashton Canal Towpath provides a key pedestrian and cyclist link into Manchester City Centre and also through to the Etihad Campus and onto Ashton-under-Lyne.
- 1.11. Circa 40 metres to the east of the Ancoats Dispensary is Stubbs Mill, a former textile machinery mill, which now provides 27,500 sq ft of workspace which has been fully let to global sports brand Fanatics. The vacant site to the east of Lampwick Lane received planning permission in 2016 for Yo! Homes' 6 storey building to form 24 no. unique residential apartments. This permission has since expired.
- 1.12. To the north of Old Mill Street and the Site is the Weavers Quay development, which completed construction in July 2019 and comprises of 201, one, two and three bedroom apartments for rent. The development sits beside the New Islington Marina which, alongside Cotton Field Park, completed in 2010, provides an important area of green and blue space for the local community and Manchester as a whole.
- 1.13. Adjacent to the New Islington Marina and Weavers Quay is the Urban Splash development: Mansion House. This development comprises of 34 three-storey Town Houses and two Mansion House apartment blocks – which together hold 60 apartments plus a commercial element at ground floor. Further ground floor commercial uses face onto the Marina, circa 250 metres from the Ancoats Dispensary Site.
- 1.14. The Site is located within New Islington, to the east of Manchester City Centre, which is a regeneration priority for MCC and has been subject to significant investment to facilitate the delivery of residential development and community infrastructure over the years.
- 1.15. The Site is also located within the Regional Centre and East Manchester in particular, which remains a major economic driver and centre of employment for the City and the conurbation. East Manchester, and Ancoats and New Islington in particular, is also a focus for high density residential development. The Site is also within the City Centre Fringe as defined by the Manchester Core Strategy.
- 1.16. The Site is not located within a Conservation Area, but Ancoats Conservation Area is located circa 400m to the north west; north of the Rochdale Canal. There is one other Listed Building within 150m of Ancoats Dispensary, which comprises of the Grade II Listed Ashton Canal Lock Number 3 on the South Side of Ancoats Hospital. There are also a further seven Listed Buildings within a 300m of the Site, not including the Dispensary and the Ashton Canal Lock.
- 1.17. The Site is located within Flood Zone 1, which means that there is less than 0.1% chance of flooding per annum from rivers and seas and is therefore at low risk of flooding. As with the majority of central Manchester, the Site falls within a Critical Drainage Area as prescribed by the Manchester, Salford and Trafford Strategic Flood Risk Assessment.
- 1.18. The Site is also located within the Ancoats and New Islington Neighbourhood Development Framework (NDF) Area. The regeneration and development that has taken place so far has been guided by the NDF, which was originally endorsed by MCC's Executive in October 2014 and an updated version of the NDF was adopted in December 2016. The 2016 NDF highlights Ancoats and New Islington's excellent location within the City Centre and sets out that the area will play a critical role in terms of meeting the City's housing needs. The 2016 NDF identified six-character areas across Ancoats and New Islington, providing further development principles for these character areas alongside the

neighbourhood wide development and urban design principles proposed within the original NDF. The Site falls within the Ashton Canal Corridor Character Area as described within the 2016 NDF.

- 1.19. In February 2020, MCC's Executive Committee approved the use of three sites within the Ancoats and New Islington Framework area for the delivery of affordable housing, these being: the former Ancoats Dispensary; vacant land adjacent to Butler Street; and vacant land adjacent to Downley Drive.

Figure 1.1: Site Location Plan (Buttress, 2021)



- 1.20. For further details on the Site context please refer to Chapter 3 of the Planning and Public Benefits Statement, prepared by Deloitte.

The Proposals

- 1.21. The Dispensary is currently in a state of disrepair and secured from further collapse by significant scaffolding. The scaffolding however currently prevents the building from being fully visible and its heritage from being truly appreciated.
- 1.22. In order to secure the long-term conservation of the Grade II Listed Building, the Ancoats Dispensary must be brought back into active and viable use. The Proposed Development seeks to secure this through refurbishment, redevelopment and extension.
- 1.23. Overall, the Proposed Development comprises:
- Refurbishment of the Old Mill Street and Lampwick Lane facades;

- Demolition of the south and west elevations;
- Extension to the south and by 1.5 storeys in height;
- Provision of 39 affordable housing apartments, comprising a mix of 1 bed and 2 bed units;
- Removal of the entrance steps and lowering of the ground floor;
- Reinstatement of the central tower;
- Erection of a secure external cycle store providing 100% cycle parking provision of 39 spaces;
- Erection of an external bin store;
- Erection of boundary treatments; and
- Other associated works.

1.24. Historically, the Site has been subject to a series proposals by different applicants, however it has not been redeveloped with all previous applications either withdrawn or consent expired. The highly constrained nature of the Site and the cost of suitably redeveloping and repairing the Grade II Listed building have a significant impact on viability and thus deliverability of proposals.

1.25. As detailed within the Planning and Public Benefits Statement and the Design and Access Statement submitted in support of the application, the Options Appraisal demonstrates that the Proposed Development will secure the optimum viable re-use of a Grade II Listed Building. The Proposed Development maximises the potential of the Site in an accessible location within the Ancoats and New Islington neighbourhood, whilst being appropriately designed to respond to the listed building's significance and the surrounding context.

1.26. The Proposed Development will sustainably reuse an existing building and previously developed Site, delivering new affordable homes to help meet the needs of Manchester's growing population.

1.27. The Proposed Development will secure the beneficial, long-term, re-use of Ancoats Dispensary and allow the architectural and historic significance to be fully appreciated, whilst removing the risk of further deterioration and risk to public safety.

1.28. The description of development as stated on the application form for Full Planning Permission is as follows:

"Retention and refurbishment of the former dispensary building's two principal facades, facilitated by: partial demolition works; extension of the building's footprint southwards; and, extension to its height by 1.5 storeys, together with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower, to provide affordable housing units (Use Class C3), with creation of an external secure cycle store, bin store, boundary treatments and associated works"

1.29. The description of development as stated on the application form for Listed Building Consent is as follows:

"Refurbishment, partial demolition and extension of the former dispensary building to increase the height by 1.5 storeys and extend the building footprint to the south, with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower with creation of external cycle store and bin store, boundary treatments and associated works"

1.30. For further details of the Proposed Development please refer to Chapter 4 of the Planning and Public Benefits Statement, prepared by Deloitte and the Design and Access Statement, prepared by Buttress.

Pre-Application Consultation

- 1.31. An extensive process of pre-application engagement has been undertaken 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.
- 1.32. Ancoats Dispensary is one of six sites which are identified for the next phase of development in Ancoats and New Islington. Applications for planning permission and, where necessary listed building consent, are being submitted concurrently for Ancoats Dispensary, the Mobility Hub, Downley Drive and Eliza Yard. With the MCC affordable housing Site being submitted at a later date.
- 1.33. Each application is to be considered on its own merits in terms of the planning considerations, however, they will collectively represent the next stage of development at Ancoats and New Islington.

Public Consultation

Neighbourhood Development Framework Consultation

- 1.34. The Ancoats and New Islington (A&NI) NDF was originally endorsed by the City Council's Executive in 2014. A draft refreshed A&NI NDF was submitted to the City Council's Executive in July 2016 and guides the next phases of development with a particular focus on the northern and eastern areas of Ancoats and New Islington. A consultation programme ran from 19 September to 21 October 2016 and was undertaken by staff from the Strategic Development Team at Manchester City Council. The following consultation methods were used:
- Letters inviting residents to the event were sent out on 12 September 2016;
 - Drop-in events held for local residents and businesses were undertaken on 27 and 29 October 2016;
 - Letters were sent out to landowners within the area;
 - An Ancoats and New Islington NDF refresh consultation web page was set out to provide more information and a platform for comments to be made;
 - Key Stakeholders were informed of the web page via a letter directing them to the consultation web page; and
 - Individual briefing sessions were held with both the Bradford ward Members and the Ancoats & Clayton ward Members by the Strategic Development Team on 20 and 22 September 2016.
- 1.35. In summary, 42 residents and local business owners attended the two public consultation events. Nineteen responses were recorded from all the consultation methods. Key themes are provided below:
- Broad support amongst residents, businesses and stakeholders in Ancoats and New Islington for the refreshed priorities and principles contained within the NDF document;
 - A need to enhance permeability across the areas and improve access into the City Centre across Great Ancoats Street. This included enhanced pedestrian and cycle routes linking Ancoats to New Islington and the New Islington Metrolink station
 - Strong support for well-managed, safe public and amenity space that includes the opportunity to protect existing mature trees in the area and takes into account the green and blue infrastructure that exists within the framework area;
 - Support for the reinstatement of the grid pattern in the northern parts of Ancoats to protect and enhance the unique character of the area. There was strong support for the re-use and retention of existing listed structures and key heritage assets in both areas, with a need for high standards of development to further enhance the areas and support the conservation status of Ancoats

- Support for a mix of housing types and an improved family housing offer in both areas where appropriate;
- A clear desire for improved parking provision and management of on street parking in both areas to address issues around commuter and resident parking;
- Exemplary design quality across both areas with building heights and massing in context with their surroundings.

Ancoats and New Islington Regeneration Consultation – Phase 1: Strategic Consultation

- 1.36. Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted. Therefore, public consultation was undertaken virtually in the form of an online consultation web page.
- 1.37. Public engagement was undertaken through a two-phase consultation process. The first phase of consultation with local residents and businesses took place from December 2020 to January 2021 and provided an opportunity for the community to provide feedback to ensure local priorities and concerns were addressed as plans develop. The second phase of consultation would provide another opportunity for public engagement with more detailed proposals for each of the schemes and took place between 7 April and 16 April.
- 1.38. The objectives for pre-application engagement for the next phase of development at Ancoats and New Islington were to:
- Communicate the vision for the next phase of development at Ancoats and New Islington and generate support for each of the new developments being proposed;
 - Gather feedback on the key issues and addressing any potential concerns that relate to the proposed developments; and
 - Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.
- 1.39. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:
- **November 2020:** approximately 4,600 leaflets (Appendix 4) were delivered to the local businesses and residential community to notify them of the intention to redevelop the 6 sites and directing recipients to the website.
 - **December 2020 – January 2021:** the consultation ran for five weeks between 8 December 2020 and 11 January 2021. Over the 5-week consultation period the website (Appendix 5) received 2,007 visitors and 102 responses were submitted. 91% of the respondents were local residents.
 - **February 2021:** following the completion of the consultation on 11 January the website was updated to include a summary of the consultation comments (Appendix 2) that were received and an explanation of how the proposals will evolve in response to the comments. The wider public were notified about the consultation through a press release in local media outlets as well as a social media post that were both made on 1 December 2020.

Ancoats and New Islington Regeneration Consultation – Phase 2: Detailed Consultation

- 1.40. Following the first phase of stakeholder and public consultation process, formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents for each of the sites coming forward at Ancoats and New Islington. The second phase of consultation was also subject to the impacts of COVID-19 and was therefore undertaken online. The objectives for the second phase of consultation were to:
- Continue to communicate the next phase of development at Ancoats and New Islington and generate support for each of the new developments being proposed;

- Present updated design proposals for the sites at Eliza Yard, Mobility Hub, Downley Drive, and Ancoats Dispensary, illustrating how the feedback received from the first phase of consultation was taken into consideration to secure continued feedback from members of the public and key stakeholder and interest groups in order to positively update and amend the Proposed Developments toward their final stages.
- Continue to gather feedback on the key issues and addressing any potential concerns that relate to the Proposed Developments; and
- Continue to make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.

1.41. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:

- February 2021: The wider public were notified about the consultation through a press release in local media outlets as well as a social media post that were both made on 22 February 2021.
- April 2021: approximately 4,600 leaflets (Appendix 4) were delivered to local residents and businesses to notify them of the updated detailed design proposals for Ancoats Dispensary, Downley Drive, the Ancoats Mobility Hub, and Eliza Yard by directing them to the website.
- April 2021: the consultation ran for ten days between 7 April 2021 and 16 April 2021. Over the consultation period the website (Appendix 5) received 1,800 unique visitors and 160 responses were submitted, alongside 4 separate emails.

1.42. Copies of the websites from both rounds of consultation are included within Appendix 5.

1.43. A full account of all public engagement undertaken, the responses received, and responses are set out in full within Section 3 of this Statement.

Statutory and Non-Statutory Consultee Engagement

1.44. Pre-application consultation with Statutory and Non-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.

1.45. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:

- Extensive dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process in order to seek their support in principle;
- A formal request for an EIA Screening Opinion request was submitted to MCC on 31 March 2021. A formal response was received on 20 April 2021 which confirmed that the impact from the development would not be significant to warrant a formal Environmental Impact Assessment;
- Engagement with Historic England to ensure they are consulted on the proposals and to gain valuable feedback particularly around the significance of the Grade II Listed Ancoats Dispensary Building. Historic England subsequently confirmed that they did not need to be party to the detailed design conversations moving forward. Their initial advice has been addressed within this Application;
- Local Ward Councillors (Ancoats and Beswick, Piccadilly and Miles Platting and Newton Heath Wards) were consulted on the proposed scheme. Councillor briefing sessions took place in November 2020 and again in December 2020 to provide information on the Proposed Development and seek feedback– the briefing sessions were attended by Councillor Taylor and Councillor Dar of Ancoats and Beswick Ward;

- Greater Manchester Police (GMP) (via the Secured by Design team) has been consulted in a meeting held 1st April, and their advice has been considered and addressed in the application proposals;
- A Briefing Letter was issued to the Victorian Society (See Appendix 7), which contained information on the Proposed Development and the Phase 2 detailed proposals consultation website. A response was received on 4 May and a briefing session is expected to take place following the submission of the Application, however details are yet to be confirmed.
- Various meetings with other technical statutory consultees, including MCC Highways, MCC Environmental Health, and United Utilities.

1.46. 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

1.47. This Statement sets out in detail the consultation that has been undertaken, the feedback received and how this has been addressed within the final proposals as relevant.

1.48. 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

- 2.1. National and local guidance with regards to consultation is summarised within this section of the Statement. Due regard has been had to this policy context as part of the formulation and implementation of the pre-application consultation process in respect of the application.

National

Localism Act (2011)

- 2.2. 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").
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Local Authorities. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning, and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. 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)."

- 2.6. 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".

- 2.7. Subsection (4) outlines the requirements for publicising 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”.

- 2.8. The Act also sets out a duty to take account of 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.
- 2.9. 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 (NPPF) (2019)

- 2.10. The Department for Communities and Local Government published the amended NPPF in February 2019. 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.
- 2.11. 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.
- 2.12. 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.
- 2.13. Similarly, paragraphs 124 to 129 sets 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.
- 2.14. 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 (PPG)

- 2.15. 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.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.17. 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

Statement of Community Involvement

- 2.18. 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.
- 2.19. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.20. 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.
- 2.21. 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.
- 2.22. 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

- 2.23. This Statement sets out the consultation process which has been undertaken and demonstrates compliance with the guidance and requirements set out above.

3. Consultation Strategy and Responses

- 3.1. 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.
- 3.2. 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.

Ancoats and New Islington Regeneration Consultation – Phase 1: Strategic Consultation

- 3.3. Public consultation on the early stage plans for the developments across the sites was held between 8 December 2020 and 11 January 2021. The majority of the responses gathered by the consultations were supportive of the proposals on the next phase of development in Ancoats and New Islington.
- 3.4. The material presented online summed up the surrounding context of the development site, the history, condition and heritage significance of Ancoats Dispensary alongside the intention to develop the Site for affordable housing. This information was supplemented by a range of questions with regards to thoughts and feelings about the developments. A copy of the website pages are provided at Appendix 5.
- 3.5. By engaging with the stakeholders and the local community, valuable insight was gained on the early stage plans on the proposed next phase of regeneration within Ancoats and New Islington. The consultation event was able to successfully gather local opinions on what was broadly desirable and undesirable within their own neighbourhood. Additionally, detailed comments on the specific development sites were obtained to help inform the design development process for each scheme, including Ancoats Dispensary.
- 3.6. In addition to consultation on the specific development sites coming forward, the respondents were asked to indicate how important each of the following priorities were to them in order to establish the 'Neighbourhood priorities':
- High quality public realm;
 - Innovative approaches to mobility and parking;
 - A mix of heritage and new architecture;
 - Commercial spaces for a broader range of businesses;
 - More affordable homes; and
 - A broader range of homes.
- 3.7. An important priority that was highlighted by the respondents was the provision of a high-quality public realm as well as innovative approaches to mobility and parking to encourage streets which prioritise pedestrians and cyclists. The respondents were also asked about their favourite things about living in Ancoats and New Islington and things that cause them frustration. Favourite things included the following:

- The Marina;
- Rochdale Canal;
- Independent shops, cafes, restaurants, bars;
- Ancoats Green;
- Cotton Field Park;
- Community atmosphere;
- Old meets new;
- Regeneration of historic buildings;
- Proximity to city centre;
- Cutting Room Square; and
- High-quality businesses.

3.8. The following concerns and frustrations within the Ancoats and New Islington neighbourhood were raised by respondents:

- Lack of green space;
- Speeding Drivers;
- Amount of Traffic;
- Quality of some new buildings;
- Anti-social behaviour;
- Litter;
- Insufficient play areas;
- Not enough shops; and
- Strained infrastructure.

3.9. The majority of respondents were supportive of the intention to develop a high-quality residential scheme on the Site for Downley Drive (61%). Overall areas of support included a significant appreciation for plans that create new frontages onto the street and encourage safe and attractive streets opposed to existing conditions of fly-tipping on Site detracting from the area.

3.10. A response from the Applicant has been provided based on the key themes that emerged from this stage of the consultation process. This was provided on the Detailed Consultation website in March 2021 and is replicated in Table 3.1 below. For a fuller summary please refer to Appendix 6 of this Statement.

Table 3.1 – Response to Phase 1 Consultation comments for Ancoats Dispensary

Consultation comments	How will these comments be considered as the proposals progress?
A mix of comments about heritage retention, with some stating they understood the challenges posed by the condition of the building and appreciated that it might only be possible to retain	The Ancoats Dispensary is a Grade II Listed Building which is currently in a state of disrepair and some elements have been removed due to safety concerns. The remaining building is currently kept stable by scaffolding. Should the scaffolding be removed, without further structural repairs, the building will be at risk from collapse. The condition and constrained location of the building also mean that potential construction methods are limited and complex.

Consultation comments	How will these comments be considered as the proposals progress?
the key façades. Others, meanwhile, commented that the whole building should be retained or rebuilt where it is damaged, and new interventions should be kept to a minimum.	The Ancoats Dispensary Team understand the importance of retaining and restoring the façades of highest significance, including the main façade to Old Mill Street and the Central Tower, and the façade to Lampwick Lane. The only feasible approach to redeveloping and reusing the Dispensary is to remove the south and west facades to create a viable footprint for the development. Without creating this amount of space, the Dispensary cannot be refurbished and brought back in to use for future generations to use and appreciate.
Several requests were made for the building to have some kind of commercial or community space so that non-residents can still access and enjoy the building. Various suggestions were made about potential uses, including spaces for small businesses, a library, an arts facility a food hall and an events space.	Given the challenges presented by the condition of the building, the redevelopment of Ancoats Dispensary relies heavily on the ability to secure external funding, which is extremely difficult to achieve for community or office uses. Funding is available and has been secured for affordable housing. This use, combined with the proposed number of apartments, enables a viable scheme to be brought forward, without which there is not a future for the building. Including community or retail uses within the building would mean that affordable housing provision would be reduced, making the scheme unviable unless a large upwards extension was added. This would impact negatively on the significance of the Grade II Listed Building. Furthermore, the introduction of an active frontage along Old Mill Street is not considered to be appropriate given that it would result in a high level of intervention to a highly significant façade.
Questions as to whether the affordable housing will be genuinely affordable.	Great Places will own and manage the scheme and are bound by Homes England rules on affordability for rent. The development will provide apartments for Affordable Rent capped at 80% of Market Rent.

Ancoats and New Islington Regeneration Consultation – Phase 2: Detailed Proposals

- 3.11. Following the first phase of the stakeholder and public consultation process, formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents for each of the sites coming forward at Ancoats and New Islington.
- 3.12. The second round of public consultation for the updated detailed design proposals for Eliza Yard, the Mobility Hub, Downley Drive and Ancoats Dispensary was held between 7 April and 16 April 2021. The majority of the responses gathered by the consultations were supportive of the updated design proposals and respected the efforts to reflect their comments in the design process.
- 3.13. The second phase of consultation was also subject to the impacts of COVID-19 and was therefore also undertaken online.
- 3.14. The material presented online provided a comprehensive and detailed presentation of the updated design proposals for each of the sites coming forward at Ancoats and New Islington. This information was supplemented by a range of questions with regards to thoughts and feelings on each of the sites including the opportunity for detailed written comments. The questions that the respondents were asked are listed below:
1. Do you support the principle of an affordable residential development on this site?

- 2. Do you support the approach taken to heritage retention, which prioritises the retention of the most significant façades?
- 3. Do you have any comments on the proposed design? You might want to comment on the proposed retention of key façades, the reconstruction of the tower, the expansion of the building footprint or the contrasting roof extension.
- 4. Do you have any comments on the design of the outside spaces or the approach to pedestrian routes, cycle and car parking?
- 5. Overall, do you think the proposals for Ancoats Dispensary will make a positive contribution to the area?
- 6. Do you have any other comments or suggestions about the Ancoats Dispensary proposals?

3.15. A freephone information line was also provided to address any questions of the plans. The graphs below provide a summary of the responses received to the consultation feedback forms’ closed questions (Figures 3.1 – 3.3).

Figure 3.1 Do you support the principle of an affordable residential development on this site?

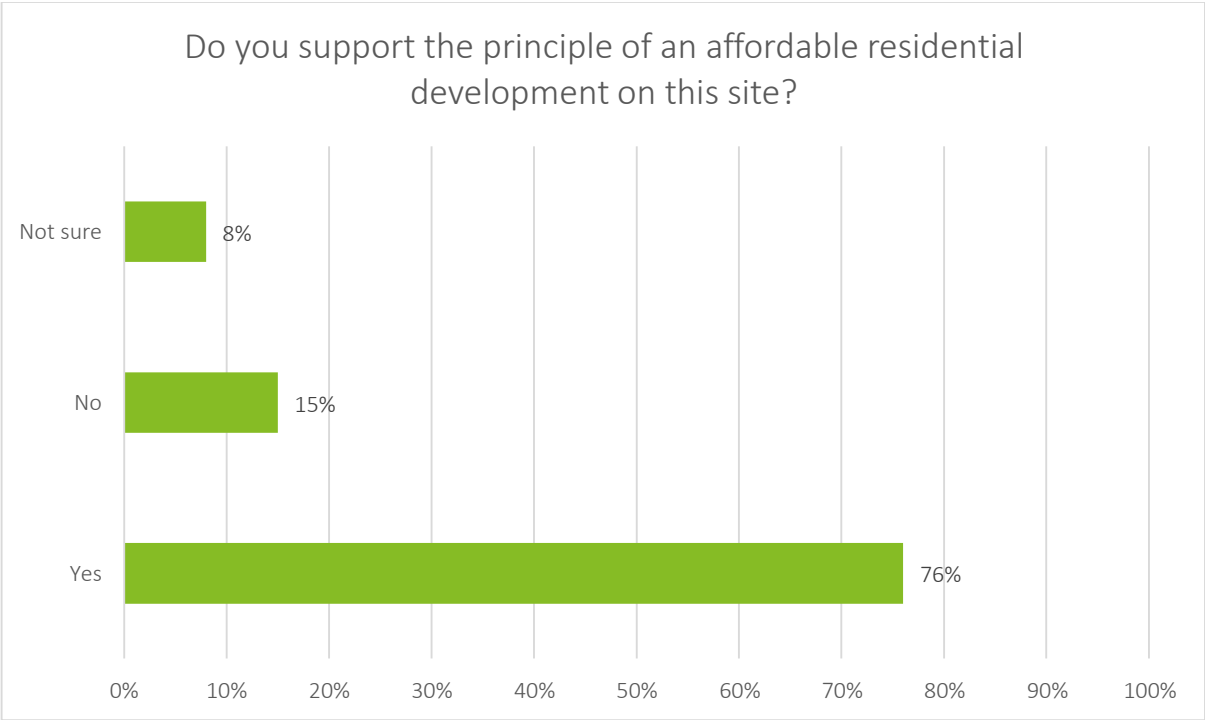


Figure 3.2 Do you support the approach taken to heritage retention, which prioritises the retention of the most significant façades?

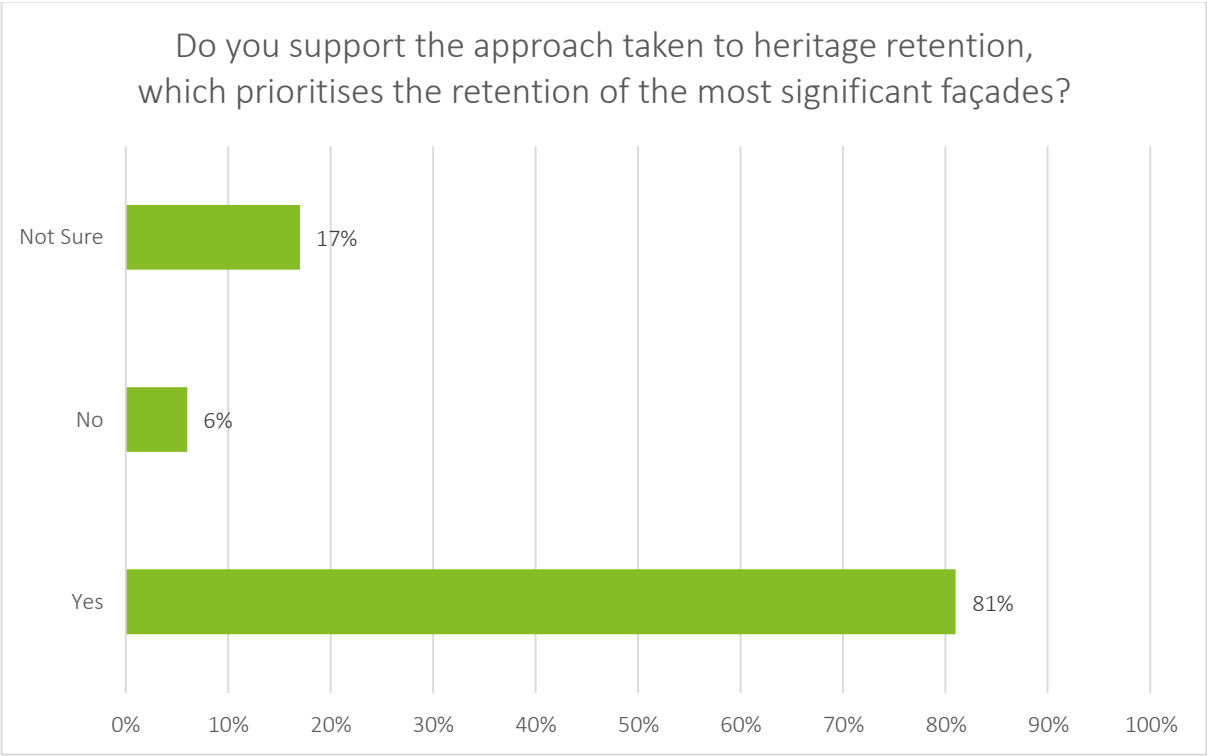
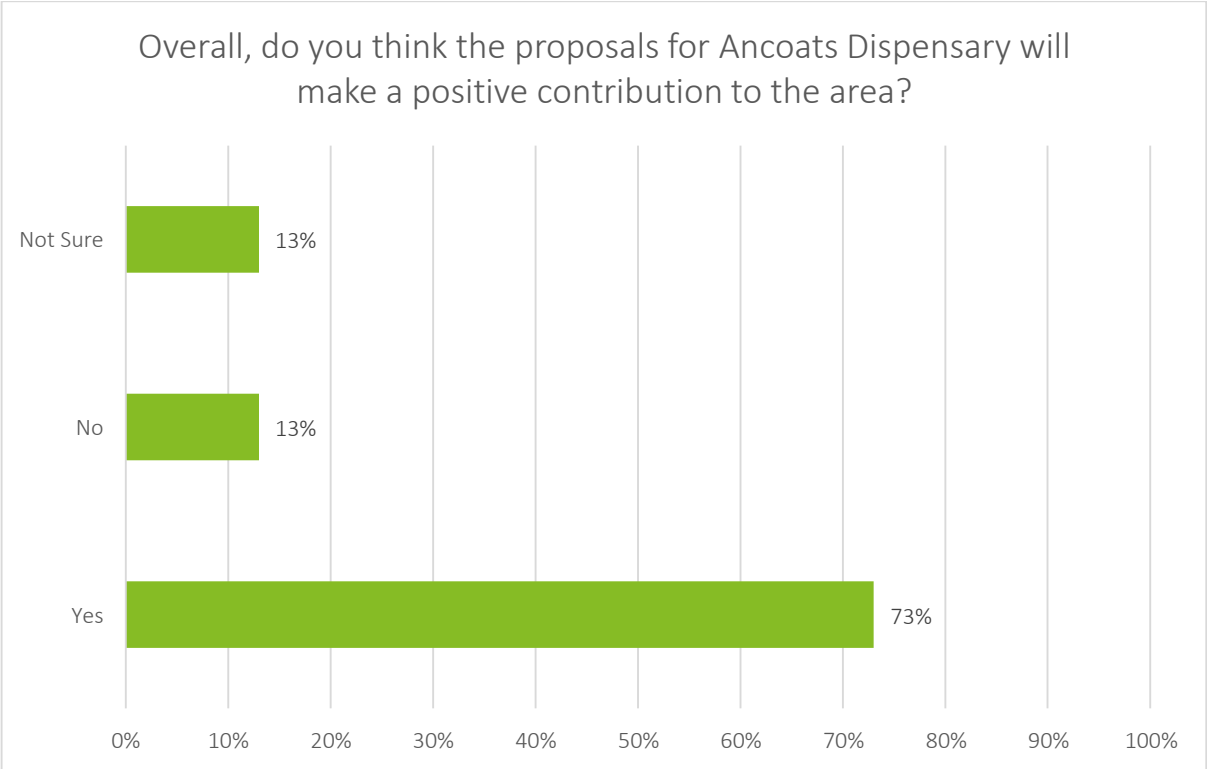


Figure 3.3 Overall, do you think the proposals for Ancoats Dispensary will make a positive contribution to the area?



- 3.16. In total 149 responses and comments were received for Ancoats Dispensary, all via the online feedback form.
- 3.17. The majority of public consultation responses were supportive of the Proposed Development. This is effectively shown in the summary table below (Table 3.2).

Table 3.2 Public Consultee Feedback Form Responses

Question	Yes	No	Not Sure	Total
Do you support the principle of an affordable residential development on this site?	112 (76%)	23 (15%)	12 (8%)	147
Do you support the approach taken to heritage retention, which prioritises the retention of the most significant façades?	119 (81%)	10 (6%)	17 (11%)	146
Overall, do you think the proposals for Ancoats Dispensary will make a positive contribution to the area?	106 (73%)	20 (13%)	19 (13%)	145

- 3.18. By engaging with the stakeholders and local community, valuable insight was gained on the updated design proposals for each of the sites coming forward in Ancoats and New Islington. The consultation event was able to successfully gather local opinion on the aspects of the design proposals for each of the sites, outlining what was liked and what else needed to be improved.
- 3.19. Table 3.3 below summarises the comments provided during the second phase of the public consultation and outlines the project team's responses. The comments have been reviewed in detail and a response has been provided under a number of key themes and concerns.

Table 3.3 Summary of Consultation Comments and Project Team Response – Phase 2 Consultation

Comment	Project Team Response
Design	
General comments that the extension design is not in keeping with the original building. Other comments were supportive of the complimentary mix of old and new.	The design justification and explanation of the proposed architectural quality are detailed within the Design and Access Statement. Comments received from MCC, ADT Historic England and the wider consultation process have informed the Proposed Development where appropriate to ensure a high-quality design is achieved. The project team welcome supportive comments in relation to the increase in height and massing. This increase in scale and height is necessary to enable the delivery of a viable scheme and thus save the building from further decline, ensuring its long term conservation. A delicate balance has been struck to deliver a scheme which provides positive placemaking and protects the significance of the Grade II Listed Building, with the need to increase the scale to deliver a viable scheme.
A number of comments that the material being used for the extension is an unsuitable colour and detracts from the original building.	

Comment	Project Team Response
Concerns that the extension is too 'boxy' and 'generic'.	The proposed extension to the building is complimentary and will be of high quality, sympathetically designed to be subservient to the key historic facades on Old Mill Street and Lampwick Lane and the reinstated central tower. The colour of the PPC aluminium cladding system is yet to be finalised, but is proposed to work in harmony with the Listed Building. The project team will work in consultation with the Council to determine the appropriate choice of colour to the rooftop extension.
Comments supporting additional massing, including the increased height and building footprint.	
	Reinstatement of the original roof form was proven to be unfeasible given the constraints of the existing building and Site, and a requirement to fit in the number of units needed to make the scheme viable (39 units). The design team have therefore worked through a number of options for the roof as shown in the Design and Access Statement submitted in support of this planning application. The option to use a modern material and step the building back from the Old Mill Street elevation has been chosen as the favoured option as this allowed the central tower and the significance of the building to be fully appreciated. It also moderates any potential impact from the increase in height and scale through ensuring that it remains a separate design element. Overall, the design is well considered and responds to the surrounding area and maintains the high-quality benchmark that is required to deliver the ambitions of the Ancoats and New Islington NDF.
Heritage	
A number of comments supporting the façade retention.	The Project team welcome comments in support of the retention of as much of the facades and original features as possible and recognition for the challenges presented by the Site and building condition. The Proposed Development has been designed in recognition of this also, with the project team particularly understanding the importance of retaining and restoring the façades of highest significance, including the main façades to Old Mill Street and Lampwick Lane, and the reinstatement of the central tower.
Strong support for rebuilding the tower and retaining as much of the original building as possible.	
A number of comments around the desire to retain as much of the façade and historic / original features as possible.	The only feasible approach to redeveloping and reusing the Dispensary is to remove the south and west facades and internal walls to create a viable footprint for the development and facilitate the complex construction methodology. Without creating this amount of space, the Dispensary cannot be refurbished viably and brought back in to use for future generations to use and appreciate.
Comments acknowledging the challenges presented by the site, around restoration and retention, given the current condition of the site.	Ultimately, the redevelopment of Ancoats Dispensary will enable the scaffolding structure to be removed and key historic facades of the Grade II Listed Building fronting onto Old Mill Street and Lampwick Lane, which were formally a key element of placemaking in the area, to be repaired and reinstated. Through doing this, the Grade II Listed Building can be seen and fully appreciated by residents, workers, and visitors to the neighbourhood.
Concern raised around the internal works detracting from the building's original form.	The rebuilding of the central tower will re-establish heritage at height and reinstate this landmark building, a key element of Ancoats and New Islington's identity; having a positive impact on placemaking in the area and the overall character of Ancoats and New Islington.
The front façade in particular should remain as is.	The impact of the proposals on the surrounding townscape views of the Proposed Development and the significance of the Grade II Listed Building have been fully assessed within the Planning Application. The Heritage Impact Assessment takes

Comment	Project Team Response
	into consideration the impact of the Proposed Development on the significance of Ancoats Dispensary and the nearby heritage assets and demonstrates that the Proposed Development is in accordance with the requirements of Historic England guidance.
Outside Spaces and Surrounding Streets	
A number of requests for more green space and the planting of trees.	The Site is heavily constrained and thus there is no space on-site to accommodate public green space or trees. The Site is located within close proximity to Cotton Field Park and the adjacent New Islington Marina which provides an area of green space and public realm within the heart of Ancoats and New Islington. Pedestrian links providing green and blue space is also available along the Ashton Canal, leading up to Philips Park adjacent to the Etihad Campus. Construction is also underway for a new City Centre Park close to the Site at Mayfield. The Site's highly accessible location near to key public transport hubs and the Metrolink network also means that the Site has excellent connectivity to surrounding areas of open space and countryside.
Some concern around the lack of accessible, public open space in the area.	
Some concern around the lack of private outdoor amenity space for residents.	
Concerns raised around pedestrian / vulnerable road users safety on Old Mill Street and the need to address this.	The Proposed Development has been designed in consultation with GMP to ensure that the proposals being brought forward are safe and ensure that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience in this area. Ultimately, the Proposed Development makes a positive use of a derelict structure that has previously been subject to minor acts of criminal damage and other abuse. Repopulation and regular use of the proposed facility will bring additional vitality and should help to improve informal policing of the area through natural surveillance.
Some comments around the need to create more pedestrian and cycle routes, including on Lampwick Lane.	Lampwick Lane is outside of the application boundary and so improvements to pedestrian and cycle routes along this road are beyond the scope of this planning application.
Car and Cycle Parking	
Strong support for more secure cycle parking.	The Proposed Development seeks to encourage the use of sustainable transport modes through the provision of 100% cycle parking and no on-site car parking provision. The cycle parking is proposed to be secure with access to the spaces through two layers of gated access.
Query around whether the proposed cycle parking will be secure.	
Some comments concerned about the lack of car parking options within the development, and suggestion for EV charging	The Site is heavily constrained with the ownership boundary wrapped within a few metres of the existing Grade II Listed Building. As such, with the refurbishment and redevelopment of the building and the focus on the retention of as much historic fabric as possible, it is not possible to accommodate any car parking on-site as there

Comment	Project Team Response
on-site.	is no available space. One on-street disabled space will be provided for visitors on Lampwick Lane. Given that the space is for visitors to the building and is outside of the Applicants ownership, the Site is not considered suitable for electric vehicle charging.
Concern around the lack of car parking having implications on the local area / streets.	As detailed in the Transport Statement submitted in support of this application, the Site is in a strategically important position. It is extremely well connected through public transport links and other modes of sustainable transport. The Site is also in close proximity to a number of city centre facilities including places of work, retail, cultural and leisure uses. Manchester Airport is also easily accessible from the Site. These features make the Site well placed for the proposed residential use with zero on-site car parking provision. As set out above the Proposed Development will provide 100% cycle parking provision for the proposed residential units. A Travel Plan has been prepared for the Site which includes measures proposed to further encourage the use of sustainable modes of transport. Great Places are also to agree a local lettings policy with MCC which would allow the properties to be marketed and let to 'non car owners' on first let and this would be encouraged on subsequent lets. Great Places own a large housing stock holding within the Ancoats and New Islington area that has parking provision, including the new proposals for Downley Drive, located within a 400m (5 minute) walk of the Site. Prospective tenants who rely on a car or van (e.g. for work) would be offered alternative accommodation within the area, that would be more suited to their circumstances and requirements. Given this proposed access strategy, the Proposed Development is estimated to generate a negligible number of vehicle trips and parking requirements and will not have any material impact on the local highways network.
Support the inclusion of disabled parking, but some concern over whether sufficient disabled parking is proposed.	The Site is heavily constrained with the ownership boundary wrapped within a few metres of the existing Grade II Listed Building. As such, it is not possible to accommodate any car parking on-site as there is no available space. One on-street disabled space will be provided for visitors on Lampwick Lane. There is no scope to provide further disabled parking to visitors along Lampwick Lane as space is required for refuse vehicles servicing the Proposed Development and the nearby and adjacent developments at Lampwick, CHIPs and Stubbs Mill.
Ground Floor Opportunities	
Requests for a mixed-use ground floor space that includes community areas and commercial space.	Given the challenges presented by the condition of the building, the redevelopment of Ancoats Dispensary relies on the ability to secure external funding, which is extremely difficult to achieve for community, retail or office uses. Funding is available and has been secured for affordable housing. This use, combined with the proposed number of apartments, enables a viable scheme to be brought forward, without which there is not a future for the building. A Viability Appraisal has been submitted in support of the application and demonstrates that the affordable housing proposal is the only viable use for the building.
Comments that previous proposals for the building were more about giving back to the community and that the proposed use should benefit the	

Comment	Project Team Response
wider community. Some comments that the building's history should be promoted, potentially with the inclusion of a museum on the ground floor as well as opportunities for the building to be appreciated by the public.	Including community or retail uses within the ground floor of the building would mean that affordable housing provision would be reduced, making the scheme unviable unless a large upwards extension was added. This would impact negatively on the significance of the Grade II Listed Building. Furthermore, the introduction of an active frontage along Old Mill Street is not considered to be appropriate given that it would result in a high level of intervention to a highly significant façade. The redevelopment of Ancoats Dispensary will enable the scaffolding structure to be removed and key historic facades of the Grade II Listed Building fronting onto Old Mill Street and Lampwick Lane, which were formally a key element of placemaking in the area, to be repaired and reinstated. Through doing this, the Grade II Listed Building can be seen and appreciated by the local community, residents, workers, and visitors to the neighbourhood. Furthermore, the Project team have looked at opportunities to promote the building's history including the reinstatement of the 'ANCOATS HOSPITAL' naming stone onto the wall adjacent to the cycle store on Old Mill Street. The team are also looking into the potential to include the foundation stone from the former Ancoats Hospital within the Proposed Development and to also creating a narrative within the building which honours the buildings history and the community action to save the building from demolition.
Affordable Housing / Use	
Many requests for affordable housing options and concern around whether the housing will be genuinely affordable.	Great Places will own and manage the scheme and are bound by Homes England rules on affordability for rent. The development will provide apartments for Affordable Rent capped at 80% of Market Rent.
Comment that the residential units should be for owner occupier as well as for social rent.	All units proposed at Ancoats Dispensary are for Affordable Rent capped at 80% of Market Rent and thus no intermediate housing is provided on-site. Yet, the proposals for Ancoats Dispensary are importantly being brought forward by Great Places alongside the proposals for affordable housing at Downley Drive; as part of the next phase of regeneration being delivered at Ancoats and New Islington. The delivery at Downley Drive of mostly social rented (45 units) and shared ownership housing units (12 units) as opposed to affordable rented housing units (11 units), provides a complementary mix to the type of affordable housing proposed at Ancoats Dispensary.
Quality of Residential Units	
Some comments that often apartments are too small and the need for larger units.	All apartments are proposed to comply with the local space standards and are therefore considered to be of an appropriate size.
Comment on the need for suitable ventilation.	Suitable ventilation is proposed. On Lampwick Lane and Old Mill Street, venting is through the wall via terracotta air bricks which will be incorporated into the decorative frieze. To the rear, venting is taken through the top of the window openings. From the onset the design intent of the Mechanical & Electrical Services has aimed

Comment	Project Team Response
	at mitigating the intervention of the existing building fabric.
Comment suggesting larger windows on the rear elevation for more natural daylight.	The windows to the rear elevation are tall which enables sufficient daylight within the apartment. The living / kitchen area will benefit from two of these taller windows.
Sustainability / Environmentally Friendly	
Query around what ecological measures have been considered.	The Site is heavily constrained with the boundary running within a few metres of the external walls of the derelict Ancoats Dispensary which occupies most of the Site. As such there is limited existing ecology on the Site and little opportunities for any meaningful ecological measures to be implemented. An Ecological Impact Assessment prepared by ERAP is submitted in support of this Application. It includes a licensed bat and bird survey and assessment of the Site and the Ancoats Dispensary building. The Desktop Appraisal also found that vegetation at the Site is limited to self-seeded ruderal herbs and grasses of common and widespread species within the floors and curtilage of the building and occasional rupestral herbs on the elevation walls of the building. No evidence of current or previous use of the building by roosting bats was detected. With the exception of feral pigeon, no evidence of use of the building by nesting birds was detected either. Bird boxes are proposed to be incorporated into the Proposed Development.
Comment around the consideration of a green roof and water saving measures.	Water saving measures were not considered suitable for the Site as a result of their not being sufficient space and their potential impact on the significance of the remaining historic facades. Water attenuation on site is proposed in underground storage tanks as a form of sustainable drainage to protect the Site against storm events. The inclusion of a green roof is not considered suitable.
Given that part of the existing building is demolished, what zero carbon initiatives / measures have been incorporated (e.g. building fabric, mechanical ventilation, heat recovery systems).	The redevelopment of Ancoats Dispensary is considered a sustainable form of development in that it will reuse underutilised brownfield land. The proposals will reduce energy demand using passive measures including optimising the thermal performance of the building envelope beyond the minimum U value and air infiltration standards set out in Part L1A of the Building Regulations. PV panels are proposed as part of the scheme. Wider sustainability aspects are also proposed including a strategy for the key issues of material and waste efficiency. The Proposed Development also encourages the use of sustainable modes of transport within this highly accessible location through delivering 100% secure cycle parking for residents within the development and no provision of on-site car parking; only a single on-street accessible parking space for visitors.

3.20. The following comments also reflect the general support received:

- *I like the proposal to keep as much as the façade as possible and the mix of old and new not clashing.*
- *The proposal that retains the key features of the facade to completion is really important.*

- *The building is a fantastic surviving piece of local history but also currently looks dismal. It needs development to happen as soon as possible to make sure the features can still be retained.*
- *Support for reconstructing tower.*
- *Very pleased affordable housing is being proposed.*
- *Retention of key facades is brilliant.*
- *Great to have bike spaces for everyone.*
- *This seems a very sympathetic and pragmatic design.*
- *Very glad to see this historic building being retained.*

Pre-Application Consultation

Local Planning Authority

- 3.21. The Site is located within the administrative boundary of MCC. The Proposed Development has been worked up in consultation with Senior Planning Officers at MCC through four pre-application meetings in addition to email communication. The Project Team will continue to work with officers during the determination of the application.
- 3.22. The overall feedback from these pre-application discussions has been positive and the proposals have been welcomed. Feedback received during consultation with MCC has been influential in the design of the final Proposed Development.
- 3.23. The following meetings have taken place to present the proposals and discuss considerations of the Proposed Development:

23 October 2020

- 3.24. A virtual meeting took place with MCC Planning and Conservation Officers on 23rd October 2020.
- 3.25. At this stage there were no firm plans in place for the building and the meeting instead focussed on providing a high-level overview of the high-level intention for the Site. Details of the Site's history and heritage context were presented alongside details of the significance of the Grade II Listed Ancoats Dispensary. The proposed planning strategy and relevant heritage tests were also discussed.
- 3.26. The key challenges of the Site, which would shape the design of the Proposed Development moving forward, were presented including: construction methodology; heritage significance; constrained nature of the Site; the condition of the building; issues with level access; and location within Ancoats and New Islington NDF area.
- 3.27. The baseline assumptions for the redevelopment of Ancoats Dispensary were then outlined and agreed with MCC:
- Retention of as much historic fabric as possible, focussing on the 2 key facades of higher significance;
 - Massing may increase but will respect the historic layout;
 - Construction methodology requires removal of sections of external wall to facilitate safe access; and
 - No parking provision.
- 3.28. An initial Options Appraisal for potential uses of the Site was presented which identified affordable housing as the preferred option from a heritage and architecture perspective and given the range of grant funding options available for this use.

- 3.29. MCC expressed support for moving forward on this basis and that they were supportive of working with the project team on the journey and next steps.
- 3.30. The proposed approach to stakeholder and consultation engagement was discussed and agreed as appropriate and the approach to invite Historic England to the next pre-application meeting to run through the proposals for Ancoats Dispensary was also welcomed.

MCC and Historic England: 10 December 2020

- 3.31. A second virtual meeting took place between members of the Project Team, MCC Planning and Conservation Officers, and Historic England. The second meeting comprised of a workshop format whereby initial concepts and options were presented to MCC and Historic England to gain their valuable feedback and secure buy-in to progress with an identified approach; and to ensure that the proposals to be worked up were considered appropriate and would address the key concerns and aspirations of all parties.
- 3.32. A proposed massing strategy was presented which identified the following intentions:
- to demolish the south and west elevation in response to the need to extend the building footprint and the need to demolish the west elevation to allow access for construction machinery;
 - to repair the Old Mill Street and Lampwick Lane elevations and potentially reconstruct the central tower;
 - to create new rear and side elevation, including a sensitive extension to the building footprint and height.
- 3.33. Three options were outlined for the approach to the tower: reduced specification of the tower; rebuild without tower; or add additional massing to fund tower. MCC and Historic England both expressed the importance of reinstating the central tower and this has since been a key element of the design moving forward.
- 3.34. The following points were discussed, as detailed below:
- Expressed the importance of submitting a robust viability report which will provide a justification for the choices moving forward.
 - Support expressed for distinction between old and new facades – curtain wall glazing provided a clear separation between old and new.
 - MCC in agreement that the extension needs to be simple but well executed. Mentioned that the starting point for the design of the rear extension should be a good quality red brick.— *a high quality Michelmersh Hadley smooth red brick is proposed to colour match the existing. A Material Schedule is submitted in support of the planning application.*
 - Detailing, in particular to the window reveals, window frame style and specification, use of spandrel panels and size of the louvre will all be important.— *these comments have been addressed and further details including bay studies are provided in the Design and Access Statement submitted in support of the planning application.*
 - MCC expressed a need to understand further the strategy for rainwater goods – rainwater goods are proposed to be external and replicate those which would have formerly been located on Ancoats Dispensary. Further details are provided in the Design and Access Statement submitted in support of the planning application.
 - Three initial options for the roof form were also presented to MCC. MCC subsequently highlighted that the proposals will need to create depth so that they appear well integrated. Support was expressed for the option to step the building back from the Old Mill Street façade with the preference for the option including architectural fins – *this is the design approach which has been taken forward to this planning application.*

- The roof extension needs to be a lightweight, delicate addition to the listed building and one which successfully contrasts with the principal facades of the original building without the intervention appearing disjointed – *as detailed in the Design and Access Statement, the extension has been developed with this approach in mind.*
- MCC would like to understand further the material options for the roof extension and comment on this further – the project team will work with MCC to ensure the choice in material and colour to the rooftop extension is appropriate.
- MCC expressed a preference for bespoke timber windows to the same style and detailing as the originals to enable the profile of the original window openings to be followed – *The provision of wooden windows was the starting point for the restoration of the retained facades, however, following further design and cost development this was proven to not be viable. Timber windows would cost an additional £129,568 compared to aluminium and this would impact the ability to deliver a viable scheme. The provision of aluminium windows has enabled the re-construction of the central tower to proceed.*
- The project team highlighted the need to deliver a higher number of 1 bedroom units than MCC Policy requires. MCC expressed support for this as long as there is a robust justification provided - *A 1 bed Justification Note has been prepared and is submitted in support of the application.*
- MCC comfortable with the concept to remove the steps and lower the ground floor to provide level access subject to view of detailed design – *detailed design and justification for the revised entrance proposals is provided within the Design and Access Statement submitted in support of the application.*

3.35. Historic England confirmed at this meeting that their further input would not be required in relation to further design development.

MCC: 1 March 2021

3.36. Following detailed design development in response to those comments previously made during and following the workshop meeting with MCC and Historic England, a further virtual pre-application meeting took place with the MCC Planning and Conservation Officers on 1 March 2021.

3.37. This meeting provided a summary of the first phase of public engagement and then focussed on presenting the first iteration of the developed design which comprises the demolition of the south and west facades, the construction of a new build extension to the south, a stepped-back rooftop extension, and the reinstatement of the central tower. Further details were provided in relation to the choice of materials, including in relation to the proposed aluminium windows, bricks and the use of a powder coated aluminium rooftop extension material. Draft floorplans were also shown.

3.38. The following points were raised by MCC:

- Recommended engagement with MCC Highways in relation to location for loading particularly given difficulties with loading being from Old Mill Street identified from nearby schemes – *engagement with MCC Highways was undertaken and is detailed in the section below.*
- Queried compliance with space standards – Buttress have prepared a standards assessment as part of the Design and Access Statement which evidences that all apartments meet the required space standards.
- Comments that the design of the rooftop extension could be further developed with a greater level of glazing and detailing and exploring depths using fins. MCC mentioned the use of a material with greater reflectivity would be positive – *the design of the Proposed Development has subsequently responded to these comments through the incorporation of fins and glazing to the side elevations. The project team will work with MCC to ensure the choice in material and colour to the rooftop extension is appropriate.*

- Expressed that the approach to fenestration on the rear elevation is improved from the previous pre-application meeting. Mentioned the requirement for window reveals to be part of the window and for fixing details to be hidden – *the Proposed Development has been designed in response to these comments and to ensure fixing details are not visible. Further information is provided within the Design and Access Statement.*
- Wanted greater understanding of the choice in brick – the brick was chosen to be of a high quality and to colour match the façade to Lampwick Lane. The project team will work with the Council to ensure the choice in materials is appropriate.
- Support for the reinstatement of the central tower as part of the scheme and the choice to not provide the same level of detail at the rear of the tower.

MCC: 15 April 2021

3.39. A final virtual meeting took place with the MCC Planning and Conservation Officer on 15th April 2021. The meeting provided an update on the second phase of public engagement and then focused on presenting the well-developed design to gain any further critical feedback prior to the submission of the planning application. The overall feedback on the developed design was positive. The following points were discussed:

- Queried why there is a need to remove and reconstruct the remaining elements of the central tower - by taking the central tower down and having a fresh start it significantly reduces the programme time by allowing work on the new build to occur simultaneously with the reconstruction of the tower. A Conservation Strategy is submitted in support of the planning application and provides details of the methodology for this.
- Queried whether the windows to Old Mill Street elevation will be sash windows like the originals – *the use of sash windows is not suitable due to both health and safety requirements and the requirement for the inclusion of attenuators where windows are out of reach. Further justification on this is provided within the Design and Access Statement.*
- Highlighted the importance of providing a robust justification for the use of aluminium windows as opposed to timber windows, although appreciate that it is a careful balance with viability. Aluminium windows need to be executed to the highest standard – *The project team have conducted a thorough appraisal of costs and robust justification is provided in the Design and Access Statement; along with the Viability Appraisal.*
- Supported the revised approach to the rear windows with a recommendation that the window frames should be as thin as possible – *the project team have worked to ensure the window frames are as thin as possible. Further information on this is provided within the Design and Access Statement.*
- Comments were made that the design of the spandrel panels above the windows should comprise glass panels – *subsequent engagement with the Case Officer around the ventilation requirements and the required continuity in material justified the choice of aluminium panels as opposed to glass and was agreed with MCC.*
- Comments that the extension of the window reveal to the roof extension windows should be as deep as possible to provide further depth and interest – *the project team have worked to ensure the window reveals add depth to the façade. Further information on this is provided within the Design and Access Statement.*
- Suggestion that the inclusion of fins to the lower level of the rooftop extension should be considered – *the design was amended following these comments and the number and approach to fins has been agreed in principle with MCC with additional fins provided on the lower level.*
- Mentioned that MCC required further information in relation to the colour of the rooftop extension - *the project team will work with MCC to ensure the choice in material and colour to the rooftop extension is appropriate.*

- 3.40. It should be noted that in addition to the above pre-application meetings with the MCC, on-going dialogue has taken place with the Case Officer during the design development and planning application preparation process.
- 3.41. Following the submission of this Application relating to the Proposed Development, the Applicant and the agent will continue to pro-actively resolve any comments made during the statutory determination period and prior to a decision being made.

Local Ward Councillors

- 3.42. The Site lies within the Ancoats and Beswick Wards. Given the size of the regeneration area and the developments proposed, elected members representing both the immediate ward area and the adjacent ward of Miles Platting and Newton Heath were consulted. 6 elected members were directly contacted in advance of the public consultation event, as follows:
- Cllr Emma Taylor – Ancoats and Beswick Ward
 - Cllr Majid Dar – Ancoats and Beswick Ward
 - Cllr Rosa Battle – Ancoats and Beswick Ward
 - Cllr June Hitchens - Miles Platting and Newton Heath
 - Cllr Carmine Grimshaw - Miles Platting and Newton Heath
 - Cllr John Flanagan – Miles Platting and Newton Heath
- 3.43. The public consultation advertisement boundary (Appendix 3) was shared with Councillors with confirmation received from Councillor Taylor that this was acceptable.
- 3.44. The Councillors were briefed on the proposals on 26 November 2020 and 18 March 2020. On both dates Cllr Emma Taylor and Cllr Majid Dar were in attendance but no formal comments or representations were made against the proposals.
- 3.45. A follow up virtual meeting took place with Ward Councillors on 4 March 2021, to present the design development. The same six Councillors were invited in addition to the following Councillors from the Piccadilly Ward:
- Cllr Adele Douglas;
 - Cllr Jon-Connor Lyons; and
 - Cllr Sam Wheeler.
- 3.46. The meeting was attended by Councillor Dar and Councillor Taylor. The key discussion points are summarised below:
- Welcomed the retention of the front and side facades;
 - Supported the concept of the provision of affordable housing on-site;
 - Comments around the prominence of the tower and whether this could be lost due to the height of the Proposed Development – the project team provided plans and visuals of the proposed roof form and provided a justification around the roof form being set back to enable the tower to be the prominent from the street level. This justification was supported;
 - Queried if there was definitely no space for community café in the building – the project team clarified that this would compromise the viability of the scheme as including additional community use would require a significant increase in the height of the building, thus impacting the significance of the listed building.

- 3.47. The Local Ward Councillors for all three Wards, identified in paragraph 3.52 and 3.55, were invited via email on 26 March 2021 for an additional follow up meeting, however, no responses were received at the time of writing this Statement.

Ancoats Dispensary Trust (ADT)

- 3.48. Engagement with ADT has been undertaken throughout the design process and has been influential on the design and scope of the current proposals.
- 3.49. ADT were contacted initially in November 2020 on the emerging proposals as part of the pre-application consultation process. A virtual briefing session took place on 7 December 2020 and follow up virtual briefings on the developed design were held on 5 March 2021 and 26 April 2021 – these briefing sessions are summarised below:

ADT: 7 December 2020

- 3.50. Member of ADT were invited to attend a virtual meeting via email communication. The virtual meeting was attended by various members of the project team, including Great Places, Buttress, KM Heritage and Deloitte and focussed on providing a high level introduction to the initial heritage appraisal work and the emerging concept for the proposals. ADT were also informed of the Phase 1 consultation website going live and encouraged to disseminate information amongst members of ADT.
- 3.51. ADT were grateful for the opportunity to comment and shared their support for the early stage intentions for the Site to deliver affordable housing and focus on the retention of those elements of the building of higher significance to ensure its long term conservation. ADT expressed relief that after years of hard work from the ADT, and the cost and time put into saving the building, that there are promising signs of life and glimpses of hope to retain some of the building which is a big part of Manchester's story.
- 3.52. The importance of the reinstatement of the central tower was also highlighted during these discussions.
- 3.53. The initial meetings were helpful in sharing knowledge of the history of ADT and have helped to shape the Proposed Development.

ADT: 5 March 2021

- 3.54. Having developed the design into some initial proposals for the Site a further virtual meeting was held with ADT and attended by various members of the project team, including Great Places, Buttress, KM Heritage and Deloitte. ADT were invited to attend the virtual meeting via email communication.
- 3.55. The following table outlines the points discussed and the Project Team's response.

Table 3.4 Summary of Consultation Responses from ADT Meeting 5th March

Point Raised by ADT	Project Team Response
The roof design and restoration of the tower.	The project team have since reviewed the design of the rooftop extension to include greater depth and architectural interest through the inclusion of fins and further glazing to the east and west facades.
Status of the location and availability of the Central Tower	The project team welcome support for the reinstatement of the central tower and highlight that this has been central to the design moving forward. The Proposed Development seeks to repair and reinstate the Old Mill Street and Lampwick Lane facades as far as possible to ensure its heritage significance can be fully appreciated.

Point Raised by ADT	Project Team Response
The removal of the western façade	The remaining structure is currently held in place by the significant scaffolding structure on the Site. If this is removed without careful consideration the integrity of the remaining structure could be adversely affected, which would further harm the conservation potential for the Ancoats Dispensary In addition the removal of the western facade will enable access for machinery to remove the rubble and for a crane and piling rig, the west elevation is required to be removed. elements of the building which have collapsed and fallen through.
Proposed Loading Bay	A Traffic Regulation Order on Old Mill Street prevents any stopping, including for loading and unloading in this location. As such, the project team have worked in consultation with MCC Highways and the adjacent landowners (MLDC) to find a solution. Loading is therefore proposed to Lampwick Lane.
The pillars and the removal of the front steps	The pillars are to be supported through brick supports to match the existing brick on the Old Mill Street façade.
Space Standards	All the apartments are far above the minimum space standards.
Heritage Features – where they are stored and their status	Not all the materials have been found. Only 60% are stored in a building on Jersey Street in Ancoats. As such, we need to source the additional material to reconstruct the central tower.

- 3.56. A further briefing session was offered to the ADT prior to the Phase 2 online public consultation launching; however, no response was received. A further email was sent on 6 April 2021 notifying the ADT of the phase 2 consultation website going live on 7 April 2021.

ADT: 26 April 2021

- 3.57. Following the completion of the Phase 2 public consultation a further virtual briefing meeting was held with ADT on 26 April on the detailed and developed design to be presented for planning. The intention of the meeting was to present the latest designs following a review in particular to the rooftop extension in response to their previous comments made.
- 3.58. Members in attendance at the meeting expressed support for the Proposed development and revised rooftop extension. The following further comments were made:
- Discussion around the level of fins on the extension.
 - Request was made for the inclusion of the Foundation Stone of 1888, which commemorates the Albert Pavillion, within the design of the Proposed Development.
 - Queried whether the clock could be reinstated within the central tower.
 - Suggestion for the inclusion of a green roof on the bin store.

Historic England

- 3.59. Historic England was contacted via email in November to set out a high-level summary of the initial proposals for repurposing the Grade II Listed Ancoats Dispensary. Following this initial correspondence the design team provided a briefing session on the emerging Proposed Development on 19 November 2020. A follow up meeting also took place with Historic England on 10 December 2020. These meetings and various other correspondence with Historic England is summarised below:

Historic England Briefing Meeting: 19 November 2020

- 3.60. The virtual meeting was attended by various members of the project team, including Great Places, Buttress, KM Heritage and Deloitte. The following key comments were made by Historic England:
- Acknowledged the complexity with regards to viability and structure;
 - Positive that a scheme is being brought forward;
 - Would be good to get a full understanding of the extent of the demolition to take it forward;
 - Queried the reinstatement of internal layout and whether there is an intention to retain any internal fabric;
 - Good to see that there is a Statement of Significance and it is underpinning the design proposals and should help secure a sensitive approach; and
 - Makes sense that if any major intervention is required then this is done to the facades of lower significance.

Further Engagement with Historic England

- 3.61. The second meeting with Historic England took place with MCC Planning Officers on 10th December 2020 – for details please refer to paragraph 3.31 of this Statement.
- 3.62. Historic England subsequently confirmed that they did not need to be party to the detailed design conversations moving forward.
- 3.63. Historic England were issued the scope of the Viability Appraisal and view locations for consideration. Historic England subsequently confirmed that they were happy for MCC to comment on the scope of the Viability Appraisal.
- 3.64. To keep Historic England informed about the Proposed Development, a further email was sent on 6 April 2021 notifying Historic England of the phase 2 consultation website going live on 7 April 2021.
- 3.65. Overall, comments received from Historic England were generally positive, supportive and appreciative of the heritage-led approach taken. Historic England raised no objection to the principle of the Proposed Development.

The Victorian Society

- 3.66. The Victorian Society were contacted via a Briefing Letter, issued via email on 6 April 2021. The Letter provided a high-level summary of the Proposed Development, including: the background to the Grade II Listed Ancoats Dispensary building; details of the heritage significance; an overview of the Proposed Development; and next steps and pre-application consultation.
- 3.67. This initial correspondence notified The Victorian Society of the Phase 2 public consultation website going live on 7 April 2021. The Victorian Society were also offered a briefing meeting to discuss the Proposed Development.
- 3.68. A response was received from The Victorian Society on 4 May 2021. Within this, The Victorian Society expressed their desire to present the Ancoats Dispensary proposals to their Northern Buildings Committee following the submission of the Application. It is therefore anticipated that the Proposed Development will be presented to The Victorian Society at a virtual briefing session, in advance of the next Northern Buildings Committee, although the details of this are yet to be confirmed.
- 3.69. The Victorian Society also stated within their response that at this late stage they are unlikely to be able to offer any helpful pre-application advice; however, The Victorian Society highlighted that they accept that there is not much significance remaining, apart from the external walls and that in principle they are supportive of the approach taken to the surviving fabric. Overall, the acceptability of

the Proposed Development from The Victorian Society's perspective will be informed by the details of the proposals, which they will be considered in detail following the submission of this Application.

MCC Highways Department

- 3.70. A meeting with MCC Highways was held on 24 March 2021 to discuss the Proposed Development and the scope of the application submission and the potential for accessible parking and loading. During the discussions, the scope of the Transport Statement, Travel Plan and Waste Management Strategy was agreed.
- 3.71. This virtual meeting was attended by MCC Highways, the project's Transport Consultant, Ashley Helme, Deloitte and Great Places.
- 3.72. A number of items were raised by MCC Highways:
- Understood the reasoning around why no car parking is proposed other than an accessible car parking space;
 - Expressed the need to be clear on the provision of car parking which can be addressed through a Travel Plan and 100% cycle parking provision.
 - Submission should detail how the scheme connects with cycle routes and funded improvements, highlighting the accessibility and sustainable nature of the Site location.
 - Mention that MCC's preference would be to have the disabled car parking provision ideally off-street.
 - Supported the provision of a bay on Lampwick Lane in principle, highlighting that Old Mill Street is not conducive for loading and unloading. Referenced a Traffic Regulation Order on Old Mill Street that prevents loading and parking along Old Mill Street itself. Queried if a loading bay can fit alongside the disabled parking and whether the refuse tracking still works – *the Project team have since tested the loading and parking arrangements to Lampwick Lane and this has proven feasible. Further information is provided within the Transport Statement submitted in support of the planning application.*
- 3.73. A follow up meeting took place in early May 2021 between MCC Highways and the Ashley Helme. The following provides a summary of the discussions:
- Waste Collection Strategy – all waste be collected from Lampwick Lane.
 - Vehicle tracking and the rationale for all the tracking movements given the constraints of Old Old Mill Street and Lampwick Lane in the vicinity of the Site (as shown in the drawings appended to the Transport Statement that has been submitted as part of this application).
 - The management of the refuse bins, which will be moved to the collection point on the highway by Great Places and will remain on the highway for the minimum practical period of time.
- 3.74. Following the meeting MCC Highways agreed in principle with the above points on 4 May 2021.
- 3.75. On this basis, the above comments made by MCC Highways have been factored into the supporting application documents, submitted as part of this Application. Further discussions will take place on an ongoing basis between Ashley Helme, the Applicant and MCC Highways in order to agree the final design details by way of Planning Condition and the relevant statutory processes.

Greater Manchester Police – Design for Security

- 3.76. 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 GMP Design for Security team in a virtual meeting on 1 March 2021. The following key points were discussed at the virtual briefing session:

- Enclosed, secure, cycle store and associated access;
- Boundary treatment;
- Building entrance and access controls;
- Mitigation for loitering to Old Mill Street;
- Lighting;
- Video intercom; and
- CCTV.

3.77. A design freeze pack was subsequently issued to GMP in April 2021 to support the preparation of the Crime Impact Statement.

3.78. The Crime Impact Statement, prepared by GMP and submitted in support of the planning application, details that GMP support the proposed development but have a number of recommendations. These recommendations and the project team's response to these are detailed within the Design and Access Statement prepared by Buttress and submitted in support of this application.

Environmental Health

3.79. The project's Noise and Vibration Consultant, dBx Acoustics, contacted MCC Environmental Health officers in relation to the Proposed Development, from an acoustic perspective. A response was received on 26 February 2021 confirming agreement of the noise survey methodology.

3.80. Previous email correspondence has also taken place with MCC Environmental Health from a ground conditions perspective. It was agreed that gas monitoring data from the previous Lampwick investigation would be used for the Proposed Development and as Characteristic Situation 2 with regards to gas protection measures. For further details of this please refer to section 3.3 and Appendix B of the Desk Study/Phase I Geo-environmental Risk Assessment, prepared by Applied Geology.

3.81. Further discussions will take place on an ongoing basis between the project team's technical consultants, the Applicant and MCC Environmental Health to agree any necessary requirements by way of Planning Condition and the relevant statutory processes.

United Utilities

3.82. The project's flood risk and drainage consultant, Ridge, consulted United Utilities and received a response on 18 March 2021.

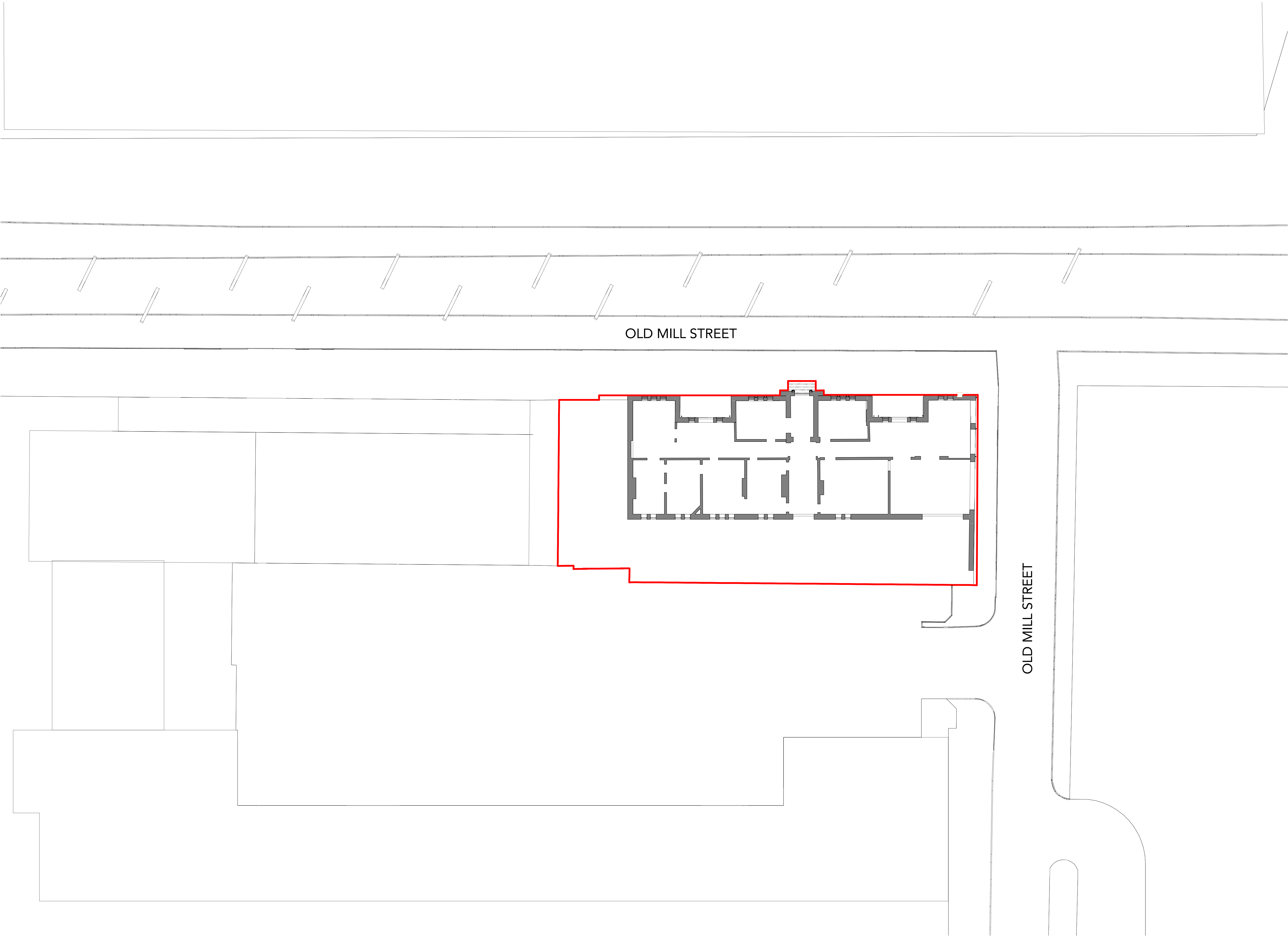
3.83. United Utilities' response provided detailed comments on foul water, surface water, infiltration, public sewer, levels, land drainage / overland flows / track drainage, existing waster assets crossing the site and connection application.

3.84. For further details of the consultation with United Utilities please refer to Appendix E of the Drainage Strategy prepared by Ridge.

4. Summary

- 4.1. The Statement accompanies applications for Full Planning Permission and Listed Building Consent for the refurbishment, redevelopment and extension of the Grade II Listed Ancoats Dispensary building for a scheme comprising of 39 affordable housing units. The Proposed Development will secure the long term future use of the Grade II Listed Ancoats Dispensary building. The Applicant is Great Places Housing Group Ltd.
- 4.2. 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 pre-application process has been undertaken in accordance with the requirements of national planning policy (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.3. Consultation has been focused on gaining valuable feedback which has genuinely shaped the design of the Proposed Development. Matters raised throughout the consultation process have been fully considered by the design team, with various documents such as the Design and Access Statement submitted in support of these applications providing a robust justification where comments cannot be accommodated.
- 4.4. Overall, feedback from MCC, Historic England, ADT, the local community, and various other stakeholders has been positive, with the vast majority of people supporting the proposals and the principle of focusing on the retention of the facades of higher significance in order to secure the long term conservation of the Grade II Listed Heritage Asset.
- 4.5. The Project Team is fully committed to undertaking further dialogue with key stakeholders to ensure any points that are raised during the determination of the application can be addressed as quickly as possible.
- 4.6. The consultation process will also continue as part of the statutory planning procedure managed by the Local Planning Authority. During this process, the Applicant and the project team will carefully consider any comments received during the consultation period and will respond as appropriate through the Local Planning Authority.

Appendix 1 – Site Location Plan



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

P0 29.04.2021 Planning Issue

Rev	Date	Ints	Details
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Buttress

41 Bengal Street
Manchester
M4 6AF

T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Project Title	Ancoats Dispensary
Client	Great Places Housing Group
Location	Ancoats, Greater Manchester

Drawing ref	Site Block Plan - Existing
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Date	05/05/2021 15:04:04	Scale	1 : 200
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Job No:	8803	Status	PRELIMINARY
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Project:	Origin:	Zone:	Level:	Type:	Disc:	Number:	Rev:
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8803-BA-XX-00-DR-A-(01)106- P0

Appendix 2 – Ancoats and New Islington Strategic Consultation Summary



MANCHESTER
CITY COUNCIL

Early-stage consultation on the next phase of co-ordinated development in Ancoats and New Islington

Consultation summary and next steps March 2021

Overview

Our consultation on the early stage plans for developments across six sites in Ancoats and New Islington ran for five weeks from 8 December 2020 to 11 January 2021.

This consultation was an opportunity for members of the local community to provide their feedback to ensure local priorities and concerns are addressed as the plans continue to develop.

We publicised the consultation by sending consultation postcards directly to 4613 addresses within Ancoats and New Islington and contacting local community groups, as well as promoting the consultation via traditional and social media.

The consultation publicity directed people towards our consultation website, where we shared information about our early stage plans and asked visitors to complete a questionnaire to provide their views.

This summary document provides an update on the response we received to our consultation and then explains what we're going to do next.

We would like to thank everyone who took the time to provide their views.

Our consultation in numbers



5-week consultation



2,007 visitors to the website during the consultation period



102 responses to the consultation



91% of respondents were **local residents**



Neighbourhood priorities

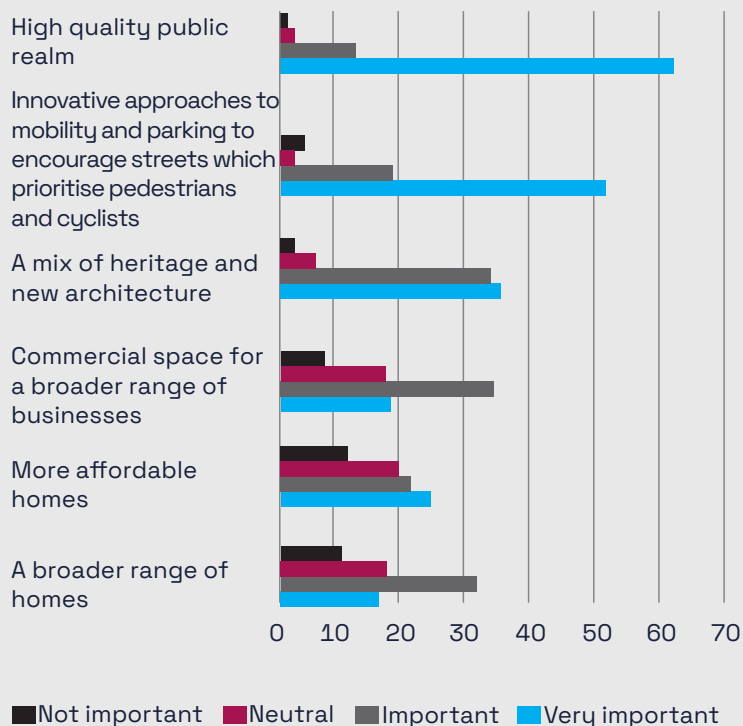
Before asking specific questions about the development sites, our feedback questionnaire started by asking people about their overall neighbourhood priorities.

These questions generated really helpful feedback which provides an important backdrop to the consideration of individual development sites.

It's clear that provision of high-quality public realm, especially green space, is a very high neighbourhood priority, as is the move towards more pedestrian-friendly streets.

We also asked people to tell us their favourite thing about living in Ancoats and New Islington, as well as things that cause them frustration. Again, the comments were varied and help us to understand local opinions.

Please indicate below how important each of these priorities are to you.



Favourite things:



Frustrations:



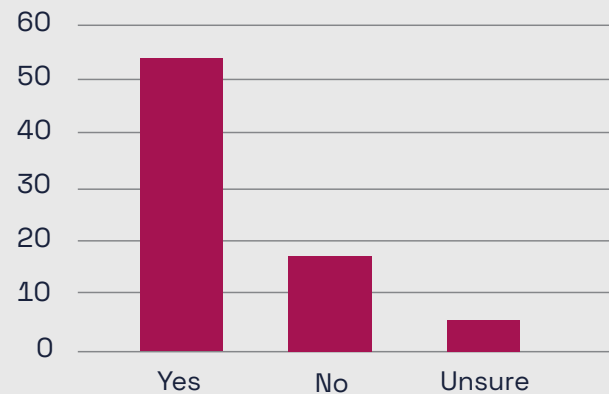
Ancoats Dispensary

Overall, 73% of respondents said that they supported the intention to refurbish and redevelop the Ancoats Dispensary.

There were many comments about the importance of Ancoats Dispensary to the area and sadness expressed about its poor state of repair.

A summary of more specific points and the response to these points is provided below.

Do you support the intention to seek to refurbish and redevelop the Ancoats Dispensary?



Consultation comments	How will these comments be considered as the proposals progress?
A mix of comments about heritage retention, with some stating they understood the challenges posed by the condition of the building and appreciated that it might only be possible to retain the key façades. Others, meanwhile, commented that the whole building should be retained or rebuilt where it is damaged, and new interventions should be kept to a minimum.	The Ancoats Dispensary is a Grade II Listed Building which is currently in a state of disrepair and some elements have been removed due to safety concerns. The remaining building is currently kept stable by scaffolding. Should the scaffolding be removed, without further structural repairs, the building will be at risk from collapse. The condition and constrained location of the building also mean that potential construction methods are limited and complex. The Ancoats Dispensary Team understand the importance of retaining and restoring the façades of highest significance, including the main façade to Old Mill Street and the Central Tower, and the façade to Lampwick Lane. The only feasible approach to redeveloping and reusing the Dispensary is to remove the south and west facades to create a viable footprint for the development. Without creating this amount of space, the Dispensary cannot be refurbished and brought back in to use for future generations to use and appreciate.
Several requests were made for the building to have some kind of commercial or community space so that non-residents can still access and enjoy the building. Various suggestions were made about potential uses, including spaces for small businesses, a library, an arts facility a food hall and an events space.	Given the challenges presented by the condition of the building, the redevelopment of Ancoats Dispensary relies heavily on the ability to secure external funding, which is extremely difficult to achieve for community or office uses. Funding is available and has been secured for affordable housing. This use, combined with the proposed number of apartments, enables a viable scheme to be brought forward, without which there is not a future for the building. Including community or retail uses within the building would mean that affordable housing provision would be reduced, making the scheme unviable unless a large upwards extension was added. This would impact negatively on the significance of the Grade II Listed Building. Furthermore, the introduction of an active frontage along Old Mill Street is not considered to be appropriate given that it would result in a high level of intervention to a highly significant façade.
Questions as to whether the affordable housing will be genuinely affordable.	Great Places will own and manage the scheme and are bound by Homes England rules on affordability for rent. The development will provide apartments for Affordable Rent capped at 80% of Market Rent.

Wadeford Close and Jersey Street Housing Sites

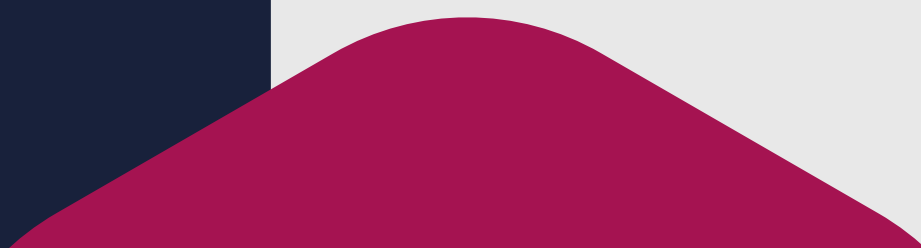
As part of the consultation, two further sites for future residential development were introduced, one on Wadeford Close (an affordable housing development to be brought forward by Manchester City Council) and one on Jersey Street (a residential scheme by Manchester Life).

The plans for these two sites were still at a very early stage and only the site locations were presented as part of the consultation information. As such, no specific questions about these proposals were asked within the consultation questionnaire. In the general comments, some respondents did mention their preference to retain as many of the mature trees along the Rodney Street edge of the Wadeford Close site as possible.

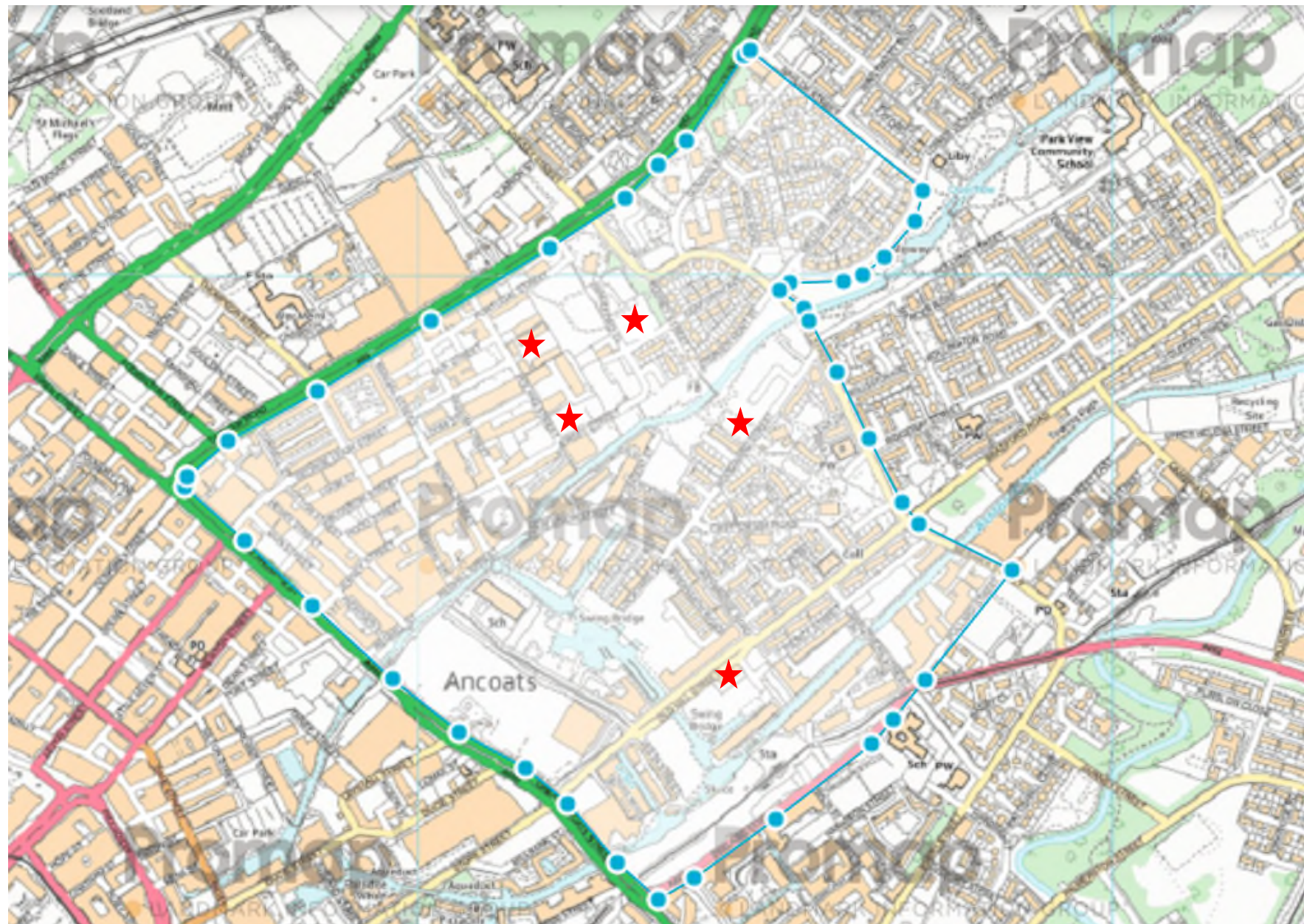
Next steps

The design teams are continuing to develop the detailed design proposals for the Ancoats Mobility Hub, Eliza Yard, Downley Drive and Ancoats Dispensary, taking into consideration the feedback received as part of this consultation.

Another phase of consultation will be held soon on each of the detailed design proposals for these four sites. This will be an opportunity to see more detailed plans and visualisations, with the opportunity to comment on these plans in advance of the submission of individual planning applications.



Appendix 3 – Consultation boundary



Appendix 4 – Consultation Leaflets

Get involved in shaping the next phase of development in Ancoats and New Islington

Over recent years, Ancoats and New Islington have been transformed into thriving and liveable communities on the edge of the city centre.

Manchester City Council, Manchester Life and Great Places Housing Group are now developing proposals for a coordinated phase of development across a number of sites around the area.

The priorities for this phase of developments include:

- A broader choice of homes and more affordable housing.
- New commercial spaces for local businesses to serve the community and increase economic activity.
- Public realm improvements and prioritisation of streets for people over cars by supporting active travel, sustainable transport options and last-mile delivery aggregation.

These proposals are at an early stage and we want to hear from you to ensure local priorities are addressed as these plans develop.



MANCHESTER
CITY COUNCIL



Have your say

We would like to share our early stage plans with local people before we move onto the next stage of design.

We can't hold a traditional consultation events at the moment, so we are making information available on a dedicated consultation website, where you will have the opportunity to find out more and provide your feedback.

Website: www.haveyoursay-ancoats.co.uk

Email: consult@haveyoursay-ancoats.co.uk



This consultation is open until 11 January 2021.

If you do not have access to the internet, please call **08081 968 345** and we can organise to send information to you in the post.

Return address if undelivered:

Unit 5, Royal Mill, 17 Redhill Street, Manchester M4 5BA

Appendix 5 –Detailed Consultation Web Pages



Welcome and thank you for visiting the consultation website for the next phase of regeneration and neighbourhood development in Ancoats & New Islington.

Over recent years, the neighbourhoods have transformed into a thriving and liveable community on the edge of the city centre.

There is now an opportunity for a coordinated phase of development across four underused sites in the Poland Street Area of Ancoats and two sites in New Islington, to build upon the previous success and further the evolution of Ancoats into a sustainable neighbourhood that can attract aspirational young people and families.

Together these locations enable the delivery of **over 400** new homes for a broad range of housing needs in support of Manchester's housing requirements, and space for more local businesses and community activities.

This will create the momentum for further homes to be developed in line with the scale outlined in the [Neighbourhood Development Framework](#).

Adopting this coordinated approach also ensures that the community grows around shared access to a new sustainable mobility hub, and with enhanced streets and public spaces.

Priorities for this phase include:

- A broader choice of homes and more affordable housing.
- New commercial spaces for local businesses to serve the community and increase economic activity.
- Public realm improvements and prioritisation of streets for people over cars by supporting active travel, sustainable transport options and last-mile delivery aggregation.



Ancoats & New Islington (map courtesy of Google Earth)

Our first stage of consultation

Our first stage of consultation with local residents and businesses, which took place from December 2020 to January 2021, was an opportunity for the community to provide vital feedback to ensure local priorities and concerns were addressed as plans develop.

Shortly after this consultation, we produced a [summary of the consultation comments](#) we received, which explains how the proposals will evolve in response to these comments.

Our second stage of consultation

Following our first stage of consultation, Manchester Life and Great Places consulted local people on detailed development proposals for four of these schemes. This consultation ran during April 2021.

Following this second stage of consultation, planning applications will be submitted for each of the schemes.

[VIEW THE DETAILED PROPOSALS -](#)





Manchester City Council, Manchester Life and Great Places are working together to seek feedback on this coordinated phase of development in Ancoats and New Islington.

Manchester Life

Manchester Life was set up in 2014 as a joint venture between the Abu Dhabi United Group and Manchester City Council to restart the regeneration of Ancoats and deliver housing for Manchester's growing professional population.

Manchester Life operates as an investor, developer, placemaker and landlord, and has invested £260m to deliver 1,460 homes and twenty commercial units in the neighbourhood over the past five years.

This investment has acted as a catalyst for further regeneration and development in the area, which has seen Ancoats transformed into the vibrant, sought-after, and nationally recognised neighbourhood it is today. (<https://manlifegroup.co.uk/>)



Great Places

Great Places Housing Group has 24,000 homes in more than 30 local authority areas.

Social purpose is at the heart of Great Places and the group provides specialist support to over 2,500 people across the North West and Yorkshire.

We invested £52m into building homes, with 210 homes completed and 63 on site in 2018/20, as well as running a wide range of projects and initiatives to benefit our customers and their communities. (www.greatplaces.org.uk)



Manchester City Council

The City Council will continue to coordinate regeneration activity in Ancoats and New Islington to promote the development of an inclusive neighbourhood which develops in line with Manchester's housing needs and sustainable transport priorities.

As well as coordinating the regeneration at a neighbourhood level, the City Council has identified a site for its own affordable housing development on Wodeford Close. The City Council will also lead a process with all developers across Ancoats and New Islington to improve the existing public realm and create new open and green spaces.



THE NEIGHBOURHOOD
NEIGHBOURHOOD DEVELOPMENT FRAMEWORK
IMPACT



The Neighbourhood

Background

A shared vision saw Ancoats, once a deeply distressed place, emerge as a thriving neighbourhood for Manchester's population.

During the late 19th to early 20th century, Ancoats and New Islington was a thriving industrial district of Manchester, until it suffered significant economic decline during the post-war years.



Historic map of Ancoats and New Islington.

The decline of Britain's textile industry saw Ancoats' population decline. By the 80s the area was suffering from high levels of crime and dereliction.

From the early 1990s onward the City Council has worked in conjunction with government agencies, businesses, community stakeholders and developer partners to develop and deliver comprehensive regeneration strategies in the area.

The 2008 financial crisis halted many previous regeneration and placemaking efforts.

With the remaining community vulnerable and a severe housing shortfall in the city, Ancoats was identified as a priority area for intervention on the Eastern edge of the city centre.

Following a series of coordinated interventions and partnerships, Ancoats has now seen its population grow and is noted as one of the most livable communities in the country.

Developers, landlords, cultural venues, local businesses and community groups now contribute towards community cohesion, safety, and the continued improvement of public spaces.

Critical infrastructure has been delivered including the completion of Cutting Room Square in 2016 and Cotton Field Park in 2017. A permanent home for the Manchester Grammar School sponsored New Islington Free School opened in September 2019.

New homes have been delivered, facilitating the area's transformation into a neighbourhood of choice.

Manchester Life Development Company has delivered over 1,250 new homes for rent and sale across Ancoats and New Islington, including the refurbishment of The Grange in Murray's Mills; over 200 more are under construction for completion in summer 2021.

Space for 14 local businesses has been provided across Manchester Life's developments with more coming in summer 2021. Collectively they have won an unprecedented number of awards within two years of opening.

Tenants have been identified, and leases imposed closely to control opening hours and help create an attractive community for both businesses and residents, and a vibrant daytime and evening economy.

Prominent local businesses include Rudy's which opened its first outlet in Ancoats in 2016, the Jane Eyre, which was Manchester Life's first commercial tenant to open in 2018, and Mono which became the first restaurant in Manchester to be awarded a Michelin Star in 2018.

Great Places have also been a key delivery partner in New Islington since the start of the re-development of the area and delivered the first of the new properties which served to re-house a number of the previous residents. In 2009, Great Places own and manage nearly 300 properties at different tenures in the area, and our management arm Plumite successfully undertook the estate management of the Marina area.

Urban Splash, who first committed to New Islington in 2006, has made significant progress in delivering its iQuisa and Mansion House proposals with these developments framing the New Islington Marina. On completion, Urban Splash will have created over 400 new homes and 125,000 sq ft of commercial space across New Islington. In Ancoats, Urban Splash is owner of the historic Beehive Mill, with the Prince's Trust as anchor tenant.

Developers including Mulberry, Northern Group and Step Places have or are also providing new homes within the neighbourhood.



Recent developments in Ancoats and New Islington

The Ogilvy Centre at Halle St Peters opened its extension in November 2019. This provides additional practice rooms and performance spaces alongside a new cafe and will facilitate a broader cultural offer and opportunities for larger events.

A tangible marker of the power of cohesive place-making is measured by the confidence that has returned to the neighbourhood, with many more people, businesses and developers now participating in Ancoats' ongoing success.

This transformation of Ancoats has become a powerful symbol of modern Manchester - 21st-century living and a strong community in historic areas.

The majority of this new development has been in the parts of the neighbourhood closest to the city centre, with the area beyond seeing very little new growth.

The future development proposals identified in this phase need to ensure the area remains true to its roots and current character but meets future housing sustainability, economic and community needs.



Recent developments in Ancoats and New Islington.

THE NEIGHBOURHOOD
NEIGHBOURHOOD DEVELOPMENT FRAMEWORK
IMPACT



Neighbourhood Development Framework

A Neighbourhood Development Framework is a document which sets development and urban design principles to guide the positive regeneration of an area around a vision that meets the needs of the community and city.

The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Neighbourhood Development Framework (NDF) which was originally endorsed by Manchester City Council in October 2014.

The NDF highlights Ancoats and New Islington's location on the edge of the City Centre, and the critical role it plays in supporting the city's housing requirements.

An updated version of the NDF was endorsed in December 2016 to incorporate principles for the second phase of major development in the neighbourhood, breaking down the neighbourhood into 8 distinct zones across Ancoats and New Islington.

In July 2020, Manchester City Council endorsed a refreshed NDF focused on the Poldin Street Zone in Ancoats which was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs.

To fulfil this vision, a neighbourhood-wide delivery strategy for public realm improvements will also be prepared.

At a high level, the NDF (2014, 2016, and 2020) states that development in the area will:



Respect past historic form and character, whilst also looking for opportunities for repurposing, reinterpreting and contributing to a safe and attractive environment.



Build on the strong sense of community already present in the neighbourhood whilst also diversifying the community through provision of a range of residential spaces and employment spaces that can cater for residents, visitors, employees and employers at all stages of life and work.



Provide the right mix of uses to provide employment opportunities within walking distance of homes, encouraging active travel, creating green spaces, and supporting the zero carbon agenda.



Encourage people to live active, healthy lifestyles through careful design of buildings and spaces.



Include green streets which will build on the wider strategic green network and green spaces that enable long distance pedestrian and cycle movement, complementing existing routes, including the Rochdale Canal and emerging Bee Network.



Be a low car use area, with high levels of cycle parking. Where car parking is accommodated it will offer the ability to charge electric vehicles.



Create a welcoming place that connects through to surrounding areas and neighbourhoods and encourages active travel.



Be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice, complemented by active and dynamic street spaces.



Provide a safe and secure environment, where developments are designed using the principles of [Secured by Design](#).



Demonstrate a strong commitment to place making with a coherent experience across the neighbourhood with character areas, streets and spaces feeling intuitively part of a wider whole, supporting a high quality of life.

THE 2014 NDF CAN BE ACCESSSED IN FULL [HERE](#) →

THE 2020 NDF AVAILABLE TO DOWNLOAD [BOOK](#) →



Ancoats and New Islington NDF Area showing the five character areas (NDF 2014)
1) Great Ancoats Street and Oldham Road, 2) The Ancoats Core, 3) Poldin Street, 4) Great Ancoats Street 2 (containing 8 Ancoats), 5) 4 Station Road (containing 4 Station Road)



Image showing Poldin Street zone (highlighted in red) within the boundary of Ancoats and New Islington (NDF 2020)

THE NEIGHBOURHOOD
NEIGHBOURHOOD DEVELOPMENT FRAMEWORK
IMPACT



What impact could this next phase of development have?

This next phase of development will ensure positive momentum is maintained to continue the evolution of Ancoats and New Islington by growing the existing community and further diversifying the residential offer, particularly through the provision of affordable housing.

The development will support growth in East Manchester and expand the City Centre. When considered in totality, development in these districts aims to deliver a joined-up approach to regeneration across the northern and eastern extents of Manchester City Centre.

This phase recognises the importance of prioritising brownfield development and creating neighbourhoods of choice in the most sustainable location, therefore reducing the need for release of greenfield land which encourages urban sprawl.

Delivering all six sites as part of this coordinated phase of development will result in a wide range of social, economic and environmental benefits:



Social benefits

- Delivery of affordable housing, increasing the range of housing options locally
- Bringing activity and vitality to the area, supporting the creation of inclusive routes and connections through the neighbourhood which will be accessible to all including those visiting, living and working in Ancoats and New Islington regardless of age and ability
- Increasing natural surveillance within the neighbourhood improving safety and security in the area both during the day and at night
- New commercial units providing opportunities for commercial, social and community uses



Economic benefits

- Creation of jobs through the construction and operational phases of the development, including direct employment within the supply chain. There will be a commitment to jobs for local people through a local labour agreement
- Further job creation and additional economic benefits through the provision of commercial units
- Delivery of new homes thus providing Council Tax receipts to MCC in perpetuity and the proposed commercial floorspace in some of the schemes will be liable for the payment of business rates



Environmental benefits

- Sustainable reuse of underutilised brownfield land and a Grade II listed building through the delivery of new homes including affordable homes which meet the needs of Manchester's expanding population
- Securing the beneficial, long-term, re-use of the Ancoats Dispensary and allowing the architectural and heritage significance to be fully appreciated whilst removing the risk of further deterioration to this Grade II listed building, and the risk to public safety
- Enhancing the neighbourhood identity of New Islington by retaining the Grade II listed Ancoats Dispensary and improving a key route along Old Mill Street
- Supporting the promotion of electrical vehicles through the provision of EV charging infrastructure
- Offsetting the potential to centralise delivery services within a single hub rather than multiple deliveries going to individual buildings
- Improved pedestrian and cycle linkages which will encourage the use of sustainable modes of transport and connect key regeneration areas and transport hubs



Ancoats and New Islington



Ancoats and New Islington



MANCHESTER CITY COUNCIL

PROPOSED SITES
ELIZA YARD
DOWNLEY DRIVE
ANCOATS MOBILITY HUB
ANCOATS DISPENSARY
NEW RESIDENTIAL SITES



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Proposed Sites

The next phase of development in the Ancoats and New Islington neighbourhood will comprise six developments:

- The **Ancoats Mobility Hub** for neighbourhood-wide usage. The facility would provide sustainable transport choices, smart logistics and other shared neighbourhood services in line with the ambitions set out in the City Centre Transport Strategy.
- **Eliza Yard** by Manchester Life – a residential development of approximately 120 homes with commercial units on the ground floor.
- **Ancoats Affordable Housing** by Manchester City Council (MCC)
- **Residential Reviving Jersey Street** by Manchester Life
- **Downley Drive** – an affordable housing development by Great Places, providing approximately 70 homes.
- **Ancoats Dispensary** – a residential scheme including repair and restoration of key elements of the listed building along with an extension

Once developed these proposals would provide:

- Over 400 new homes, including a large amount of affordable housing.
- Active ground floor uses through the inclusion of commercial units.
- An integrated transport hub encouraging active travel within the neighbourhood and beyond.
- Redevelopment of the Ancoats Dispensary.



Ancoats and New Islington NDF Area showing the six character areas (NDF 2006)
1) Toward Ancoats Street and Oldham Road; 2) The Ancoats Core; 3) Padded Street;
4) Old Ancoats Street Frontage; 5) New Islington; 6) Moor Canal Corridor



Ancoats Conservation Area (NCA 2010) showing listed buildings (dark brown) and the six development sites (red)

ELIZA YARD





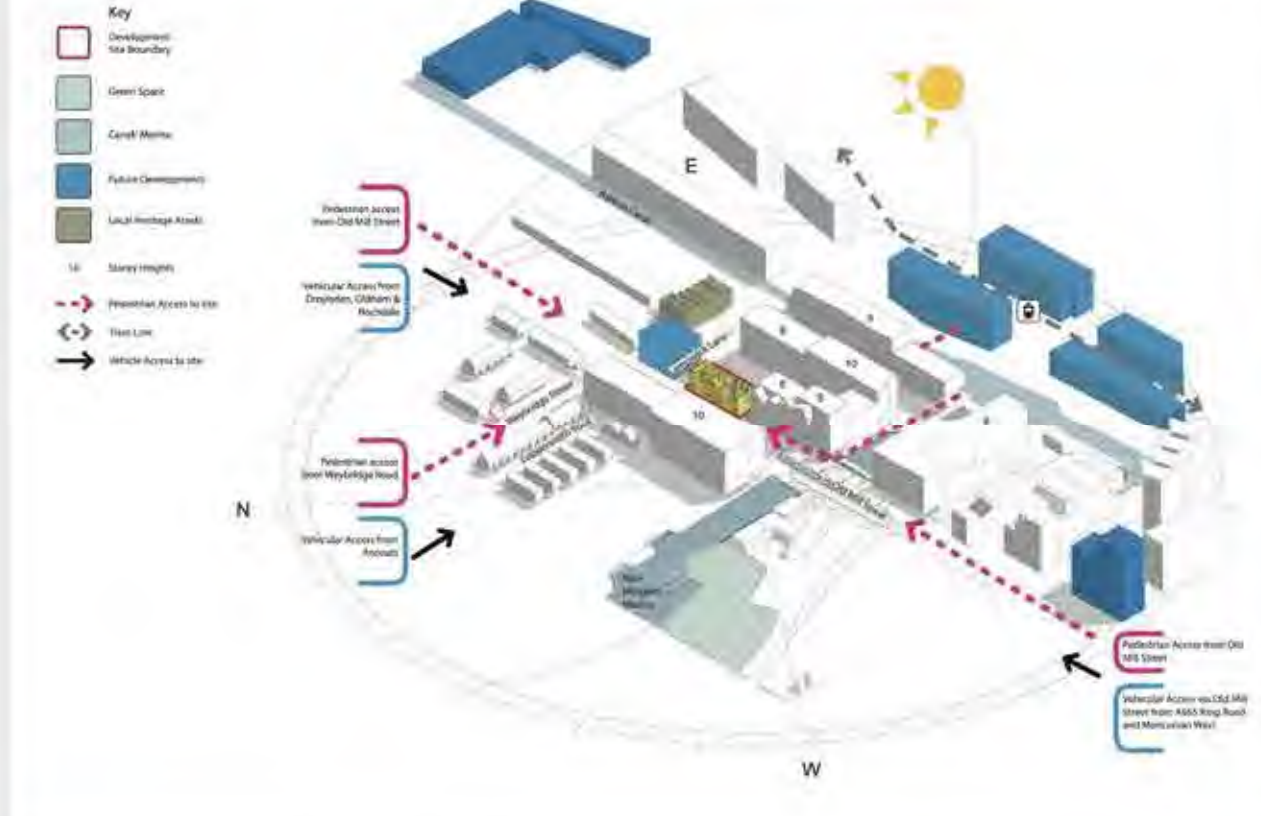
Ancoats Dispensary

Site Description

The site comprises the three-storey (with basement) gothic style Grade II listed Building, known as Ancoats Dispensary, which is located south of Old Mill Street in Newington, Manchester. The site boundary runs to the edge of Old Mill Street and is tightly positioned around the building. Most of the small sections of remaining land surrounding the dispensary is taken up by the scaffolding which is housing the derelict structure in place.

The scheme will comprise:

- An affordable rent scheme
- A mixture of 1 and 2 bed homes
- Delivered by Great Places to complement the ongoing commitment Great Places has to Newington.



The diagram highlights circumstances, street, and developments.

History

Until 1820, the Manchester Infirmary was the only medical institution in the city. As Manchester's population grew, it became clear that more provision was required to meet growing demand for medical help. As such, the Ancoats Dispensary building was built in 1814 to provide basic healthcare for the local labouring population to help alleviate the work of the Manchester Infirmary. It was the earliest building on what subsequently grew to become the much larger site of the Ancoats Hospital.

A drawing from 1880 shows the Ancoats Dispensary and Ancoats Hospital as original. The extended waiting room can be seen to the rear east side of the building as below:

Demand for its services were such that the Dispensary, now hospital, would need to expand. A new extension, the Albert Victor Hospital, was built and opened in 1888. This can be seen on the 1891 map below:

In 1900, a new, single-storey Ancoats and Dispensary department was built to the west of the building and soon after the southern extended side of the old waiting room was demolished to make way for a larger children's ward and new nurses' home.

In 1907, Dr Alfred Burrows established Manchester's first radiology department at Ancoats Dispensary. Alfred Urbropevic (born 1868) surgeon Dr Harry Pratt set up the country's first dedicated fracture clinic here in 1911 followed by the North of England's first physiotherapy department.

The revised map below shows the extent of the Ancoats Dispensary and Ancoats Hospital in 1915.



OS Ordnance Survey (Newcastle) Surveyed 1880 to 1881, published 1883.



Ancoats and Ancoats Dispensary and Ancoats Hospital



OS Ordnance Survey (Newcastle) Surveyed 1880 to 1881, published 1883.

By 1915 the hospital had grown to include a new four-storey ward block, two new operating theatres, new pathology and physiotherapy departments, a girls' institution and nurses' home, and new maternity and laundry facilities. It was in use until 1939 when it was closed when the local NHS services were joined-up. It has been empty ever since and has become more and more derelict. The figure below shows the extent of the hospital at this time.

Post-closure

The Dispensary building lay empty and derelict for 12 years before the site was purchased for redevelopment by Urban Splash in 2001. The site has since had a long history and many owners.

Since the hospital closed, most of it has been demolished. The Ancoats Dispensary is now the last building from the Ancoats Hospital still on the site and the adjacent landscape development is under construction by Urban Splash.

Over the years the Ancoats Dispensary has fallen into disrepair and some elements have been removed due to safety concerns. In May 2009 some brick elements were demolished and a temporary retention scaffold was put up by Urban Splash Ltd to hold the walls in place. Further demolition work was then undertaken in September 2011 to remove the dangerous parts of the building, with the western tower having been demolished. Old Mill Street, this was put into storage of Old Mill Street (same House Station).



OS Ordnance Survey Map

Ultimately, all structures on the site which are not Grade II listed, including the nurses' home, ward blocks, and various other buildings, have been demolished.

In September 2010, Ancoats Dispensary Project (ADP) took over the lease of Ancoats Dispensary from Urban Splash. Initially ADP successfully secured backing from the Heritage Lottery Fund (HLF) providing £2million of funding to undertake immediate restoration work and enable it to fully develop its plans to restore the building and deliver a long-term use. This would unlock further funding.

Further getting funding continued from the HLF, in 2011 ADP submitted applications to MCC for the reconstruction, restoration and reconfiguration of the Ancoats Dispensary to provide a development for community use (16/01/2017). However, ultimately the full HLF funding was not awarded to ADP, and as the project needed this to proceed, the application was not progressed any further.

In February 2018, the ownership of the dispensary was returned to Manchester City Council.



Photograph showing building prior to demolition work.



Photograph showing the building with scaffolding.

Significance

The main Ancoats Dispensary building was listed as Grade II in 1974 (as shown in the figure below) and has significance as the earliest and most architecturally notable building of the former hospital.

Much of the internal features no longer remain and floors have collapsed. There is little remaining architectural form or detail in these spaces, apart from the part that is still standing and chimney flues.

An independent Heritage Appraisal of the building has been carried out by KM Heritage in November 2020.

The heritage significance of the building's external and internal spaces is high. Medium-low as set out below. The heritage significance of the spaces inside the building is almost all related to their historic use.

Areas of High Significance

The most, high elevation - based upon its architecture as well as its interest as part of the local community. At the central tower, which was the most distinctive architectural feature of the building, has been removed due to safety concerns. The tower's elevation has less of an architectural impact.

- The eastern side of the building - due to the level of architectural detail.
- For each floor, the central circulation space.

Areas of Medium Significance

- The western elevation - it has some brick staining, is much plainer than the east and is partly hidden from the street due to the adjacent residential development which is currently under construction.
- The western half of the southern elevation - most affected by extensions and the removal of extensions over the years.
- The south front, the courtyard.
- The form of the central four rooms of ground floor level.
- The two front rooms on the upper floors.

Areas of Low Significance

- The eastern half of the south elevation is of low significance.
- Spaces in the upper floor apart from the two front rooms, central corridor and circulation space.

Summary

In summary, there is little architectural form or detail in the remaining building and the significance of the building has declined over the years as it has fallen into a state of disrepair. The building is now in a dangerous condition, as set out in more detail below, and many of the important architectural features, such as the central tower, no longer remain in situ or have been destroyed. Redevelopment of the Ancoats Dispensary is needed to ensure the further deterioration of the building doesn't impact further on its significance.



Building Condition

Sadly, the building is in a very poor condition. Due to the roof being removed and the building being left open to the elements, the internal floors were destroyed. Since then the condition of the walls and inside the building has worsened due to exposure to the weather elements.

A 2016 Conservation Management Plan (CMP) prepared by Purcell found that the building was derelict and the remains were mainly the internal and external masonry walls, which are supported by scaffolding. The first and second floors have been removed and walls considered to be at risk of collapse have been reduced in height. An roof structure has been removed from the building in addition to much of the central tower.

A condition survey by Buttress Architects and Scott Rogers Design Engineers in January 2020 confirmed that the condition of Ancoats Dispensary is stable, but this is largely due to the complex scaffolding which is holding up the structure.

The condition survey also confirmed the findings of the 2016 CMP. Where the historic interior survives, they are not stable (for example, only part of a staircase) and they are not navigable. The most remaining parts of the building are the first and second floors, which are in a poor state of repair. The condition survey confirmed that the remains of the building are open to the weather and that the lack of a roof means that exposed walls and windows continue to allow water and plant growth to impact on the structure of the building.

In terms of short and long-term stabilisation, repair, and rebuilding works, the Condition Survey concluded that the Old Mill Street and Longview Lane facades are the most visible in terms of retention and future structural solutions. It is also recognised that these facades are of high significance.



Photograph showing building condition.

Options

An Options Appraisal has been undertaken to explore a number of potential uses for the building, including office, retail, market, residential, community, leisure, and educational housing. It also looked at what would happen if the building was left as is. The appraisal included a number of baseline assumptions:

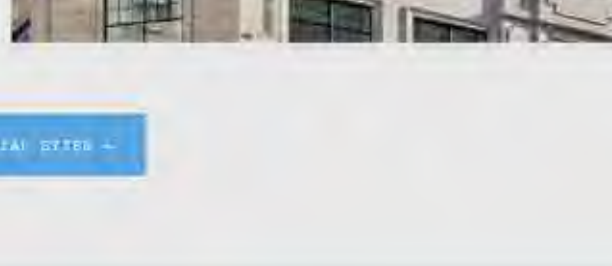
- Retention of as much historic fabric as possible, focusing on the most significant features.
- Construction methodology requires removal of sections of external wall to facilitate safe access.
- No scope for car parking provision.

At this stage, this appraisal was identified that affordable housing represents the only viable use because of the range of green building solutions which are available to schemes delivering affordable housing.

Further design work on the detailed proposals is ongoing.



Photograph showing building condition.





DETAILED PROPOSALS
ELIZA YARD
DOWNLEY DRIVE
MOBILITY HUB
ANCOATS DISPENSARY



Detailed Proposals

Consultation has been undertaken on the detailed design proposals for four developments in the Ancoats and New Islington neighbourhood:



Eliza Yard by Manchester Life – a residential development of 118 new homes with commercial units on the ground floor.



The Ancoats Mobility Hub for neighbourhood-wide usage. The facility will provide sustainable transport choices, smart logistics and other shared neighbourhood services. The work to support the delivery strategy for the Ancoats Mobility Hub is being undertaken in collaboration between Manchester City Council and Manchester Life.



Downley Drive by Great Places – an affordable housing development providing 68 new homes.



Ancoats Dispensary by Great Places – a residential scheme including repair and restoration of key elements of the listed building along with an extension.

ELIZA YARD –



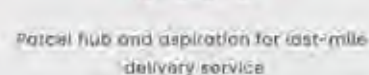
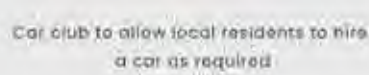
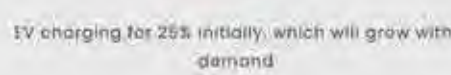
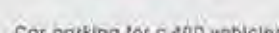
The Ancoats Mobility Hub will sit in a very accessible position at the end of George Leigh Street between the wider Ancoats neighbourhood and Ancoats Green.

Amoebis Green,

When we shared our early-stage proposals for the Ancoate Mobility Hub in December 2020, the support for a central transport hub was clear. Residents' comments shared the desire to prioritise pedestrians over vehicles and reduce car use in the neighbourhood. A few people asked us to explain the mobility hub concept more clearly, which we have tried to do here.

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The Ancestral Mobility Hub proposals include:

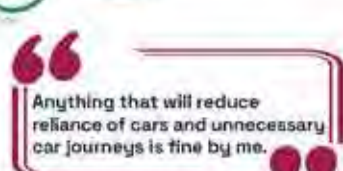


Our detailed design for the Ancoats Mobility H

The proposals for the Mobility Hub seek to future-proof the surrounding development of the area by embedding sustainable transport choices, smart logistics, and shared services into the heart of an emerging and sustainable neighbourhood.

This innovative project is proposed to meet the parking requirements of residential and commercial development in Ancoats, removing parking from individual schemes and promoting a shift away from car ownership by providing the infrastructure to offer sustainable alternatives. Whilst it is likely that some commuters will utilise the Mobility Hub in the immediate short term, the long-term ambition for the Mobility Hub is that it acts as infrastructure for Ancoats and, as a priority, serves its future residents by providing sustainable transport options and car parking.

In accordance with priorities set out in the Neighbourhood Development Framework (NDF), the Ancoats Mobility Hub will provide sustainable transport solutions and respond to the community's desire to prioritise people over vehicles in the local area.



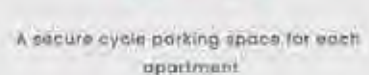
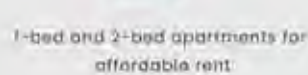
Great Places Housing Group is excited to introduce detailed design proposals for an affordable housing development of 39 new homes at Ancoats Dispensary.

The proposals include the retention of key elements of the listed building and the addition of a sympathetic extension, which will breathe new life into this much loved Ancoats landmark.

When we shared our intention to refurbish and redevelop Ancoats Dispensary as part of our consultation in December 2010, this plan received an overwhelmingly positive response. There were many comments from local residents about the importance of the Dispensary to the area and sadness about its current state of repair. There were requests to retain as much of the existing building as possible, whilst recognising the challenges posed by the condition of the structure.

and sadness about its current state of repair. There were requests to retain as much of the existing building as possible, whilst recognising the challenges posed by the condition of the structure.

The Ancoats Dispensary proposals include:



Ancoats Dispensary is a complex building. The design process has involved a careful analysis of the building's history and current condition. You can see [more background information about the building](#), including the work to assess options for its development, by viewing our [early stage consultation information](#).

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The film appeared in this list about 1968 as being very important.

The starting point for this scheme has always been to protect the Grade II Listed Building as far as possible, and to redevelop a building which is currently falling apart so that it can be brought back into active use. Without a viable use for the building, it will continue to decay, with little hope of refurbishment or reuse.

The starting point for this scheme has always been to protect the Grade II Listed Building as far as possible, and to redevelop a building which is currently falling apart so that it can be brought back into active use. Without a viable use for the building, it will continue to decay, with little hope of refurbishment or reuse.

These proposals for a redeveloped Ancoats Dispensary will bring much needed affordable housing to this part of the city. This is an accessible and sustainable location for new

homes, close to the city centre and the public transport network.

This scheme will safeguard the future of Ancoats Dispensary and ensure its architectural and heritage significance is appreciated. The improvement in appearance of the key facades will ensure the Dispensary remains a landmark building in this prominent location in Ancoats and New Islington for years to come.



The Vision

The starting point for this scheme has always been to protect the Grade II Listed Building as far as possible, and to redevelop a building which is currently falling apart so that it can be brought back into active use. Without a viable use for the building, it will continue to decay, with little hope of refurbishment or reuse.

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This scheme will safeguard the future of Ancoats Dispensary and ensure its architectural and heritage significance is appreciated. The improvement in appearance of the key façades will ensure the Dispensary remains a landmark building in this prominent location in Ancoats and New Islington for years to come.



Design Development

A heritage-led approach to design has driven the evolution of the proposals for Ancoats Dispensary.

As such, the proposals have been developed to keep and restore the façades to Old Mill Street and Lampwick Lane, which are of higher heritage significance.

The central tower, which was previously removed from the site due to structural and safety concerns, is proposed to be rebuilt. A new steel structure is proposed internally to permanently hold the historic façades in place.

The building footprint is to be extended to the south by 4m to fit in the required number of units needed to make the scheme viable (39 units) without significantly increasing the height of the existing building. Without an expansion of the building footprint, the building would need to add seven more storeys to provide 39 apartments in the existing walls. This would impact hugely on the significance of the Grade II Listed Building, and so was discounted as an option at an early stage.

Instead, a small increase of only 1.5 storeys in height is proposed through the introduction of a modern rooftop extension, which will step back from Old Mill Street to allow the central tower to be the main focus of the design.

In addition, rubble is currently filling the basement of the building making it unsafe to access. The demolition of the external walls to the south and the west, which are of lesser heritage importance, are also required so that a crane can access the inside of the building.

The diagrams below show the stages of this redevelopment process:



(1) Existing building



(2) Demolition of façades of lower significance to facilitate safe access for machinery to remove rubble and for access for a piling rig, whilst creating a bigger development footprint



(3) Rebuilding of central tower (if viable)



(4) Extension of building to the south



(5) Internal works to create 39 apartments



(6) Introduction of a modern rooftop extension

Rooftop and Façade Design (1)

Old Mill Street and Lampwick Lane

The Old Mill Street and Lampwick Lane façades will be kept and repaired to reflect the original façade design and changes will be minimal. The entrance steps on Old Mill Street are proposed to be removed and the ground floor lowered to provide level access into the building and improve accessibility for disabled visitors. New aluminium windows are proposed to mirror the original design in the existing window openings, with decorative terracotta air vents for ventilation.

Design inspiration precedent images:



View of Old Mill Street looking east



View of Old Mill Street frontage

Rooftop and Façade Design (2)

South and west façade

The south and west façades are to be newly built from brick to match that existing. The façades to the top floors are proposed to be constructed out of an alternative modern material.

Windows are proposed in a regular pattern to the south of the building to create good symmetry in the design. A clear separation is proposed between the existing Lampwick Lane façade and the proposed extension, using curtain wall glazing.



Arched Lintels to match existing



Slate Roof Tiles



Terracotta air vents shape and colour to match frieze



Powder Coated Aluminium Windows



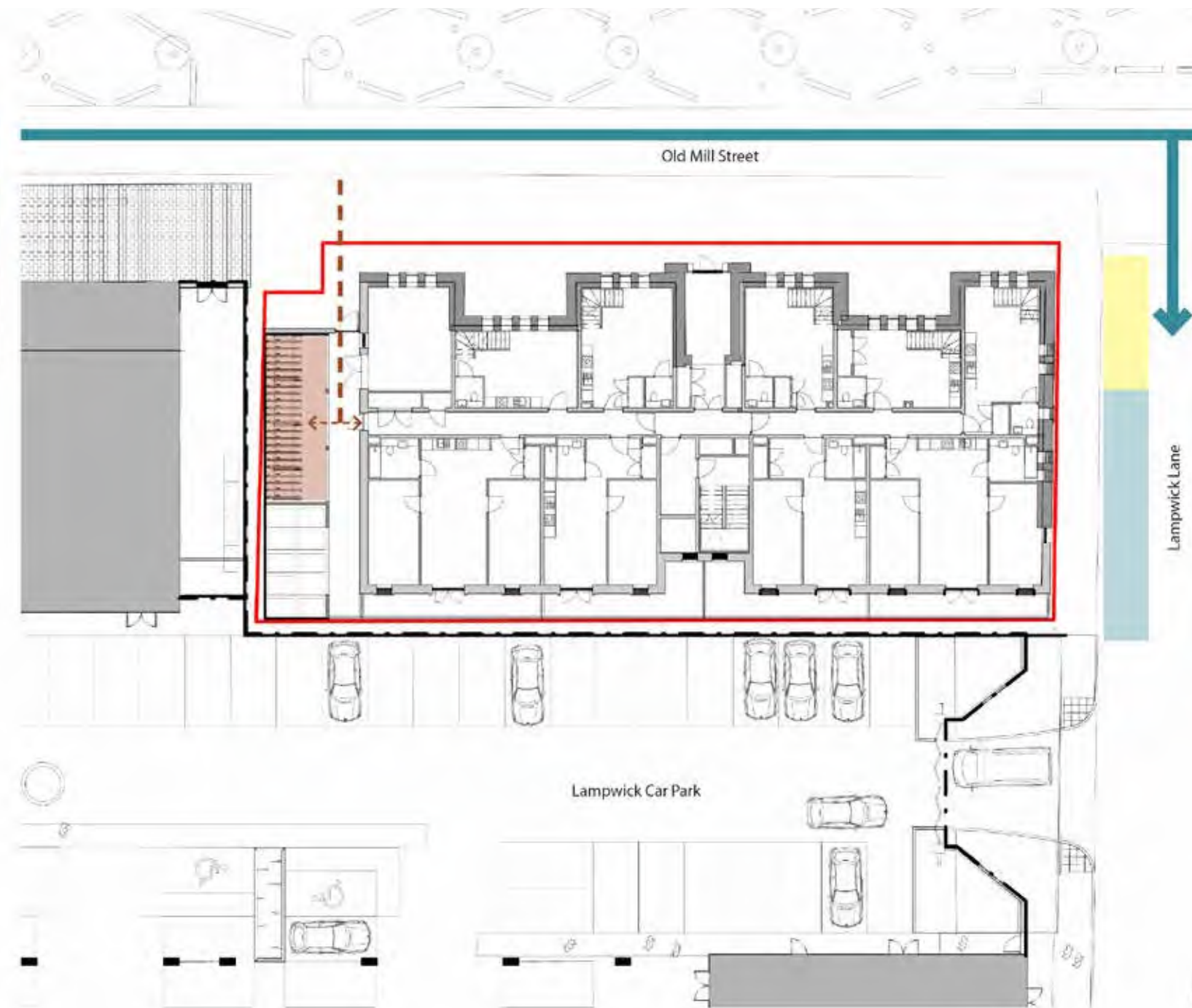
Rear view and Lampwick Lane façade

Transport and Access

A minimum of one disabled car parking space for visitors is currently proposed to be provided alongside a loading bay. No further car parking is proposed but 39 secure cycle parking spaces will be provided. Level access into the building from Old Mill Street is provided for disabled visitors.



Cycle store - 39 spaces





MANCHESTER CITY COUNCIL

PROPOSED SITES
ELIZA YARD
DOWNLEY DRIVE
ANCOATS MOBILITY HUB
ANCOATS DISPENSARY
NEW RESIDENTIAL SITES



New Residential Sites

Affordable Housing - Wadeford Close

A site has been identified for Affordable Housing as shown in the image below, in the longer term, this will be delivered by Manchester City Council.

Residential Housing - Jersey Street

Plot C in Ancoats will be brought forward by Manchester Life in the future to deliver a residential development. Whilst at an early stage, it is considered that approximately between 150 and 180 units may be delivered on this site.



see the boundary for Wadeford Close Jersey Street Affordable Housing





Have your say

[Thank you for taking the time to engage with us on these more detailed proposals.](#)

Our consultation on the detailed proposals for Eliza Yard, Downley Drive, the Ancoats Mobility Hub and Ancoats Dispensary closed on 16th April 2021. We would like to thank everyone who provided their views.

You can still call our freephone Information line (0800 066 945) or email consult@haveyoursay-manchester.co.uk. If you have any questions about these plans.

Following the consultation period, a Statement of Consultation will be submitted with each of the planning applications which will summarise the feedback received alongside responses from the Project Team.



Appendix 6 – Summary of Consultation Comments and Project Team Response – Phase 1 Consultation

Comment	Project Team Response
Heritage and Architectural Quality	
Comments that main facades should be kept. Sympathetic extension added. Only the highest quality will do.	The Ancoats Dispensary is a Grade II Listed Building which is currently in a state of disrepair and some elements have been removed due to safety concerns. The remaining building is currently kept stable by scaffolding. Should the scaffolding be removed, without further structural repairs, the building will be at risk from collapse. The condition and constrained location of the building also mean that potential construction methods are limited and complex. The Proposed Development will not comprise the demolition of the entire building. The Project Team understand the importance of retaining and restoring the façades of highest significance, including the main façade to Old Mill Street and the Central Tower, and the façade to Lampwick Lane. The only feasible approach to redeveloping and reusing the Dispensary is to remove the south and west facades and internal walls to create a viable footprint for the development and facilitate the complex construction techniques. Without creating this amount of space, the Dispensary cannot be refurbished viably and brought back in to use for future generations to use and appreciate. The proposed extension to the building will be of high quality architecture, sympathetically designed to be subservient to the key historic facades on Old Mill Street and Lampwick Lane and the reinstated central tower. This ensures that the historic elements of the building are the focus with the modern extension not dominating over the structure. The redevelopment of Ancoats Dispensary will enable the key historic facades of the Grade II Listed Building fronting onto Old Mill Street and Lampwick Lane to be repaired and reinstated. Through doing this, the Grade II Listed Building can be seen and fully appreciated by residents, workers, and visitors to the neighbourhood. The rebuilding of the central tower will reinstate this landmark building, a key element of Ancoats and New Islington’s identity; having a positive impact on placemaking in the area and the overall character of Ancoats and New Islington.
The building is beautiful. Happy as long as the building isn’t completely demolished.	
Comments that retention of the facades is important and support for proposals as long as these remain.	
Need to retain historic feel / look and restore as close to the original building as possible.	
Suggestion to make sure building is not dominated by a modern feature.	
Need to retain entire building as far as possible within the plans.	
Whole building should be retained even if not viable and to a high specification.	
Suggestion to combine old with new.	
Building should be reinstated as a landmark.	
Community Use and active ground floor	
Should incorporate active uses on the ground floor to engage the building and ensure it has a social	Given the challenges presented by the condition of the building, the redevelopment of Ancoats Dispensary relies on the ability to secure external

Comment	Project Team Response
/ community focus, such as an arts facility, library, and space for crafts and design. Could be a space similar to Altrincham Market or for small businesses and food companies.	funding, which is extremely difficult to achieve for community, retail or office uses.
Would be a shame if building is exclusively accessible to residents. Would like to see some commercial space or publicly accessible space within the historic building so that the general public can benefit from the retention of the building. Suggestion that it could be rented for event space.	Funding is available and has been secured for affordable housing. This use, combined with the proposed number of apartments, enables a viable scheme to be brought forward, without which there is not a future for the building. A Viability Appraisal has been submitted in support of the application and demonstrates that the affordable housing proposal is the only viable use for the building.
Local community have fought to retain building, so developing for flats would be a loss.	Including community or retail uses within the ground floor of the building would mean that affordable housing provision would be reduced, making the scheme unviable unless a large upwards extension was added. This would impact negatively on the significance of the Grade II Listed Building. Furthermore, the introduction of an active frontage along Old Mill Street is not considered to be appropriate given that it would result in a high level of intervention to a highly significant façade.
Old Mill Street needs more active frontage. Need to animate the street to make it a place to visit or like a European boulevard with 'al fresco' dining.	Nonetheless, the redevelopment of Ancoats Dispensary will enable the scaffolding structure to be removed and key historic facades of the Grade II Listed Building fronting onto Old Mill Street and Lampwick Lane, which were formally a key element of placemaking in the area, to be repaired and reinstated. Through doing this, the Grade II Listed Building can be seen and fully appreciated by residents, workers, and visitors to the neighbourhood. Overall, the Proposed Development will enhance the surrounding environment, creating a welcoming pedestrian environment and enhancing an important linkage between key areas of the City.
Need for a mix of property uses in the area.	
Maintain community use to align with its original purpose.	
Housing / Affordable Housing	
Support expressed for more homes and affordable housing instead of homes for high incomes. There is a need for a mixture of affordable housing and higher-end housing in the area.	The Site comprises a brownfield site located within the Regional Centre and East Manchester and is in a highly accessible location in close proximity to high frequency transport routes, including the Metrolink and Piccadilly Train Station. It is also on the edge of the City Centre, the main economic driver for the city-region. Ancoats and New Islington is an identified area within Manchester for further residential growth to support local needs. As such, the principle of high density residential development in this location is supported.
Too many residents in the area already.	The principle of the delivery of affordable housing on this Site is also supported by the Ancoats and New Islington NDF and more broadly by City Council policy and will contribute to the regeneration of the Ancoats and New Islington Area.
Residential properties will give a fresh look to the area.	Given that affordable housing provision has been low and for City Centre / City Centre Fringe schemes has often resulted in off-site affordable housing provision elsewhere, the provision of affordable housing in this highly accessible location on the edge of the City Centre should be supported. It is recognised that Policy H8 aims to provide steppingstones towards home ownership by increasing the range of products including shared equity, joint ownership and rent to buy, enabling people to secure a stake in their own property.
Residential use gives the building a useful purpose.	
Suggestion that the northern quarter should be the location for affordable housing.	
Suggestion to not just build affordable homes to tick boxes	

Comment	Project Team Response
and that the area has done fine with no affordable homes.	In recognition of the housing pressures locally and nationally, the Proposed Development helps to accommodate for the demographic need for further affordable housing.
Dislike expressed for other affordable housing schemes which are bought up by landlords and rented out at inflated prices.	Great Places will own and manage the scheme and are bound by Homes England rules on affordability for rent. The development will provide apartments for Affordable Rent capped at 80% of Market Rent.
Need to ensure affordable housing is really affordable, and not priced for buy to let persons.	
Questions as to whether the affordable housing will be genuinely affordable.	
Should be luxury housing given the historic connections - very high spec residential facilities.	An Options Appraisal has been undertaken as part of this application to determine the optimum viable use for Ancoats Dispensary. The Appraisal, which was supported by a Viability Appraisal for that use identified that a higher value residential offer, which comprises of a scheme of six townhouses, was demonstrated to produce a substantial negative value of circa £3,570,000. This does not include abnormal development costs associated with S106 contributions that if relevant would have a further negative impact on value.
Green Space	
The more housing built, the bigger the need for green space.	The Site is heavily constrained and thus there is no space on-site to accommodate public green space.
Miscellaneous	
This sounds brilliant.	The Ancoats Dispensary team welcome supportive comments for the Proposed Development. The team recognise the beauty and heritage significance of the Grade II Listed Building and are working hard to deliver a viable scheme which can ensure its long term conservation.
About time.	
Totally support this. I looked at the historic photos and it looked beautiful.	
Suggestion to hurry up as it has been an eyesore for years.	

Appendix 7 – Victorian Society Briefing Letter

06 April 2021

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

FAO: Tom Taylor
The Victorian Society
1 Priory Gardens
London
W4 1TT

By Email

Dear Tom,

Refurbishment and Extension of the Grade II Listed Ancoats Dispensary, New Islington, Manchester

I am writing on behalf of Great Places Housing Group ("Great Places") with regards to proposals for the refurbishment and extension of the Grade II Listed Ancoats Dispensary building to provide 39 affordable housing apartments.

The Site comprises the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary, which is located south of Old Mill Street in New Islington, Manchester (see Site Plan at Appendix A). The building is currently in a state of disrepair and is held in place by scaffolding.

Background

Ancoats Dispensary was built in 1874, to provide basic healthcare for the local labouring population to work alongside the work of the Manchester Infirmary. It was the earliest building on what subsequently grew to become the much larger site of the Ancoats Hospital. It was in use until 1989 when it was closed when the local NHS services were joined-up.

Since the hospital closed, most of it has been demolished. Ancoats Dispensary is now the last building from the Ancoats Hospital still on the Site and the adjacent Lampwick development is under construction on much of the former Hospital site. Since closure, Ancoats Dispensary has become increasingly derelict and some elements have been removed due to safety concerns.

There have since been a number of unsuccessful attempts to redevelop the Ancoats Dispensary and an application by Urban Splash in 2011 to demolish the building was subsequently withdrawn following campaigning by the Ancoats Dispensary Trust (ADT).

ADT subsequently took over the lease of Ancoats Dispensary from Urban Splash in 2017 and before securing funding from the Heritage Lottery Fund (HLF) submitted applications to Manchester City Council for the reconstruction, restoration and reconfiguration of the Ancoats Dispensary to provide a development for community and office use (116665/FO/2017). Ultimately, the full HLF funding was not

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awarded to ADT and, as the project needed this to proceed, the application was not progressed any further. The ownership of the Ancoats Dispensary was subsequently reverted to Manchester City Council.

Sadly, the building is currently in a very poor condition as can be seen from Figure 1 below. Many of the important architectural features, such as the central tower, no longer remain in situ or have been lost.

Figure 1: Images showing the condition of Ancoats Dispensary



The Dispensary's significance is principally related to its origins as an example of a Victorian dispensary and hospital for the urban working classes and is important for its association with medical innovations and its history of public use. Whilst the hospital illustrates the development of the modern urban hospital from older pre-National Health Service beginnings, the loss of its associated buildings on the south site has lessened this element of its value.

The building has high communal value locally and is seen to represent the identity and heritage of the community in its history of public use and most recently in the campaigns: first to keep it open as a hospital; and more recently to save it from demolition. The local community continues to show an interest in the development of plans to create a new use for the building.

Externally, its form is a good example of the type of Neo-Gothic design favoured for municipal buildings of the late Victorian period. Its red brick, stone dressings and slate roof were characteristic of the area, and

although employed much more decoratively, were reflective of the materials used in the surrounding mill buildings and terraced houses.

Although not by a noted architect, nor of an innovative design, the building would have been one of the most unusual and architecturally striking in the area. Yet, the building is currently of low aesthetic value because of its condition being derelict and supported by scaffolding and surrounded by safety hoardings.

The heritage significance of the building's elevations and interior ranges High-Medium-Low, as set out below. The heritage significance of the spaces inside the building is almost all related to their historic uses.

Areas of High Significance

The front, main elevation - based upon its architecture as well as its interest as part of the local community. As the central tower, which was the most distinctive architectural feature of the building, has been removed due to safety concerns, the front elevation has less of an architectural impact.

- The eastern side of the building – due to the level of architectural detail.
- For each floor, the central circulation space.

Areas of Medium Significance

- The western elevation – it has some brick scarring; is much plainer than the east; and is partly hidden from the street due to the adjacent residential development which is currently under construction.
- The western half of the Southern elevation - most affected by extensions and the removal of extensions over the years.
- For each floor, the corridors.
- The form of the central four rooms at ground floor level.
- The two front rooms on the upper floors.

Areas of low Significance

- The eastern half of the south elevation is of low significance.
- Spaces in the upper floors apart from the two front rooms, central corridors and circulation space.

The Proposals

The redevelopment of the Ancoats Dispensary is needed to secure the building's future, and Great Places now wish to provide a solution through the delivery of 39 affordable housing units on-site.

The starting point for the design of the Proposed Development has always been to protect the Grade II Listed Building as far as possible whilst providing a viable future for the building. As such, the proposals

have been developed to keep and restore the key facades of higher heritage significance to Old Mill Street and Lampwick Lane.

The Old Mill Street and Lampwick Lane facades will be retained and repaired and changes will be minimal. New aluminium windows are proposed to mirror the original design in the existing window openings, with decorative terracotta air vents for ventilation. The entrance steps on Old Mill Street are proposed to be removed and the ground floor lowered to provide level access into the building and improve accessibility for disabled users. The central tower, which was previously removed due to structural and safety concerns, is proposed to be rebuilt.

The south and west elevations are to be new brick facades. Windows are proposed in a regular pattern on the south façade to create clear symmetry. A clear separation is proposed between the existing Lampwick Lane façade and the proposed extension, using curtain wall glazing.

A two-storey stepped-back roof top extension is proposed to be constructed using a cladding panel and curtain walling system, which will include vertical fins to add depth and interest to the elevation.

Reinstatement of the original roof form was proven to be unfeasible given the constraints of the existing building and Site, and a requirement to increase the building height by 1.5 storeys; to fit in the number of units required to make the scheme viable (39 units).

The design team have therefore worked through a number of options for the roof as shown in Appendix CB, including an option to increase the height of the roof, whilst reinstating the pitch. This created a top-heavy form which detracted from the significance of the central tower and the Old Mill Street façade. Numerous skylights would also be required within the pitched roof which would disrupt the roof form and be highly visible from street-level. This option also only delivered 38 units.

Another option looked at retaining the pitch up to the original ridge line, but adding an additional floor. Again, numerous unattractive skylights would be required to provide natural daylight into the building and the upper floor footprint would be significantly reduced. This option also only delivered 38 units.

The option to step the building back from the Old Mill Street elevation was chosen as the favoured option as this allowed the central tower and the significance of the building to be fully appreciated. The colour of the cladding is yet to be finalised, but is proposed to work in harmony with the Listed Building.

Full details of the proposals can be found on the consultation website and a link is provided overleaf.

The proposals will secure the beneficial, long-term, viable re-use of the Ancoats Dispensary and allow the architectural and heritage significance to be fully appreciated by future generations.

Next Steps and Pre-Application Consultation

A consultation website on the early stage plans for developments across six sites in Ancoats and New Islington, including Ancoats Dispensary, ran for five weeks from 8 December 2020 to 11 January 2021. We have also engaged throughout the design development process with Manchester City Council, ADT and local councillors, who are supportive of the proposals.

Great Places is aiming to submit a planning application towards the end of April 2021. In advance of a planning application being submitted, we would like to provide the local community and other

stakeholders with an opportunity to find out more about the detailed proposals and respond to any queries that they might have. However, given the current Government guidance in respect of Covid-19, it will not be possible to hold a public exhibition or face-to-face meetings at this time.

We write to therefore inform you that we are launching a public consultation website tomorrow, on Wednesday 7 April 2021. Ancoats Dispensary will be presented alongside plans for other developments in the Ancoats and New Islington area, as part of a partnership approach. The website can be accessed here: <https://www.haveyoursay-ancoats.co.uk/> and includes information and visuals on the developed design.

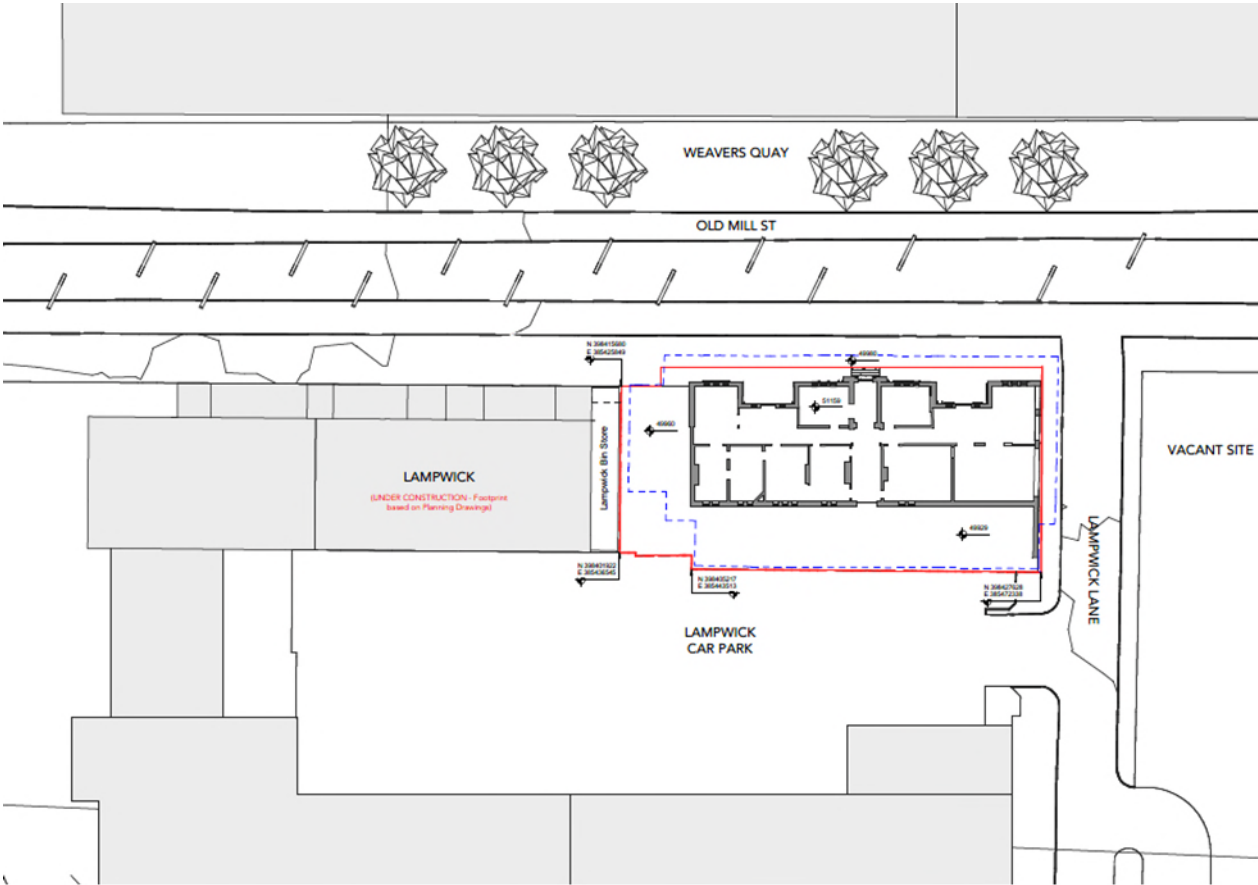
We look forward to receiving your feedback with regards to these proposals in due course. Should you have any comments in the meantime, or wish for us to arrange a briefing meeting with yourselves, then please feel free to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / +44 161 455 8084).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper'.

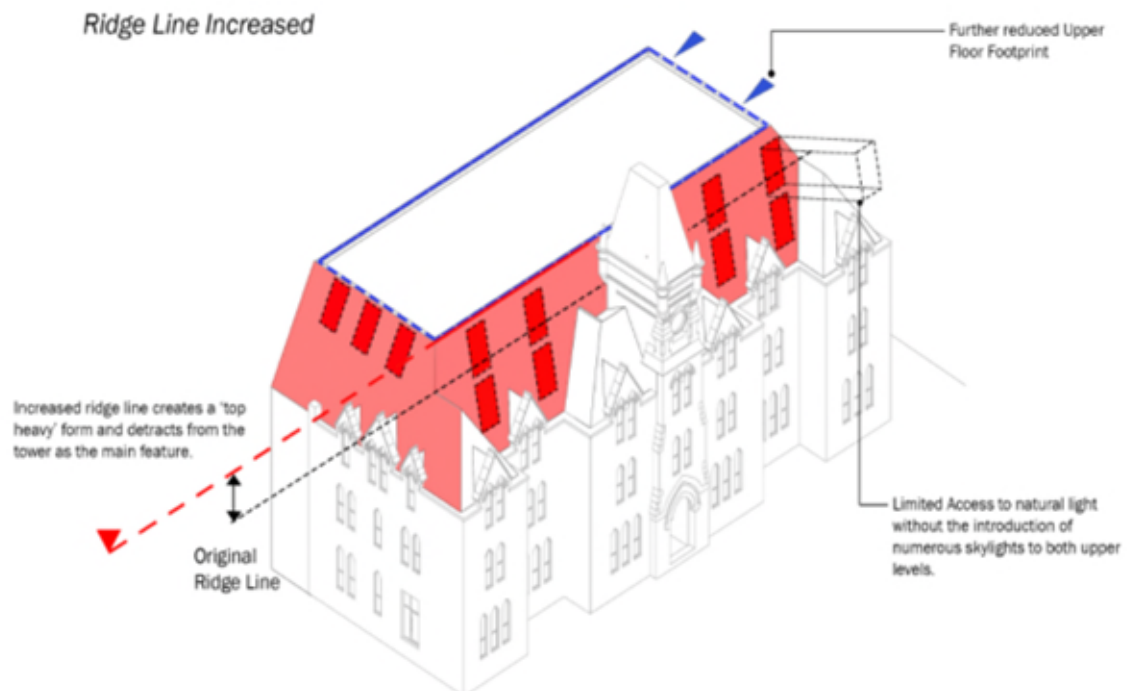
John Cooper
Deloitte LLP

Appendix A – Site Location Plan

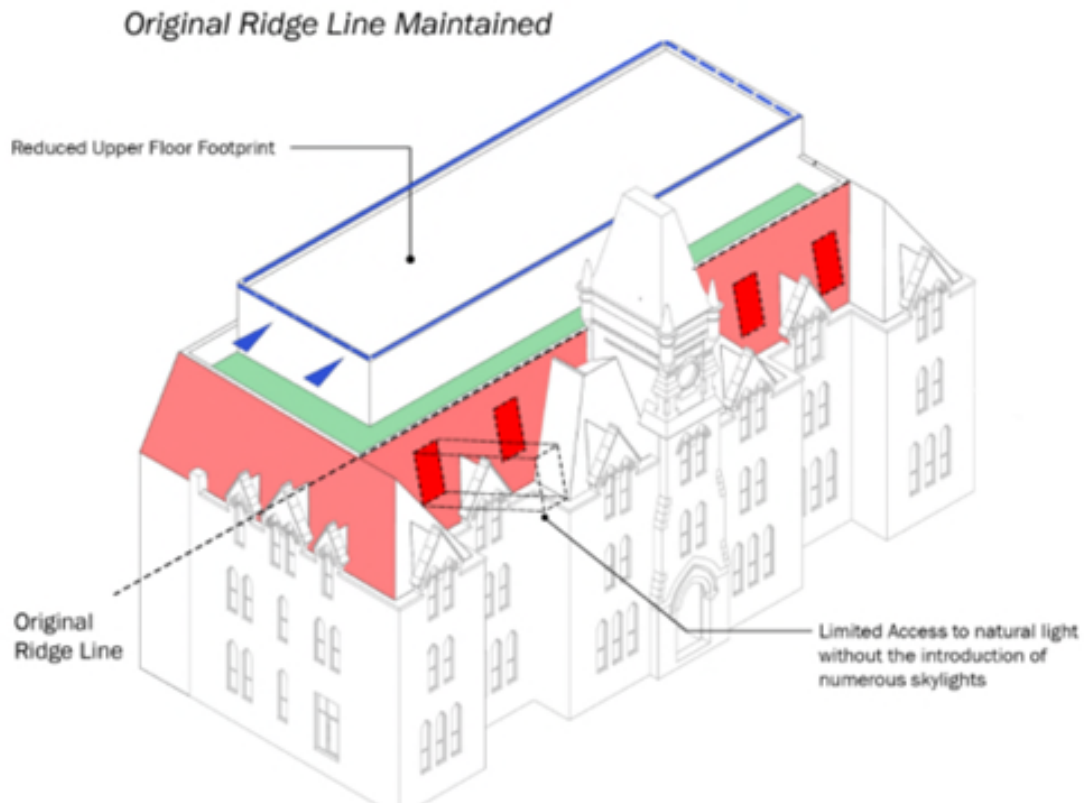


Appendix B – Roof Form Options

Ridge Line Increased



Ridge Line Retained, with Additional Storey Added





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