

New Cross, Manchester
Statement of Consultation

December 2019

Table of Contents

1	Introduction	1
2	Policy Context	5
3	Pre-Application Consultation Strategy and Responses	8
4	Summary and Conclusions	13
	Appendix A – Consultation Leaflets	14
	Appendix B – Consultation Boards	15
	Appendix C – Consultation Feedback Form	16
	Appendix D – Heritage England Consultation Email	18

1 Introduction

- 1.1 This Statement of Consultation has been prepared by Deloitte LLP. It accompanies three Full Planning Applications submitted to Manchester City Council ('MCC') by Mulbury Homes (Central) Limited, Mulbury Homes (Goulden Street) Limited, and Mulbury Homes (Oldham Road) Limited for residential development on three sites in the New Cross area of Manchester. Please refer to Figure 1.1 below:

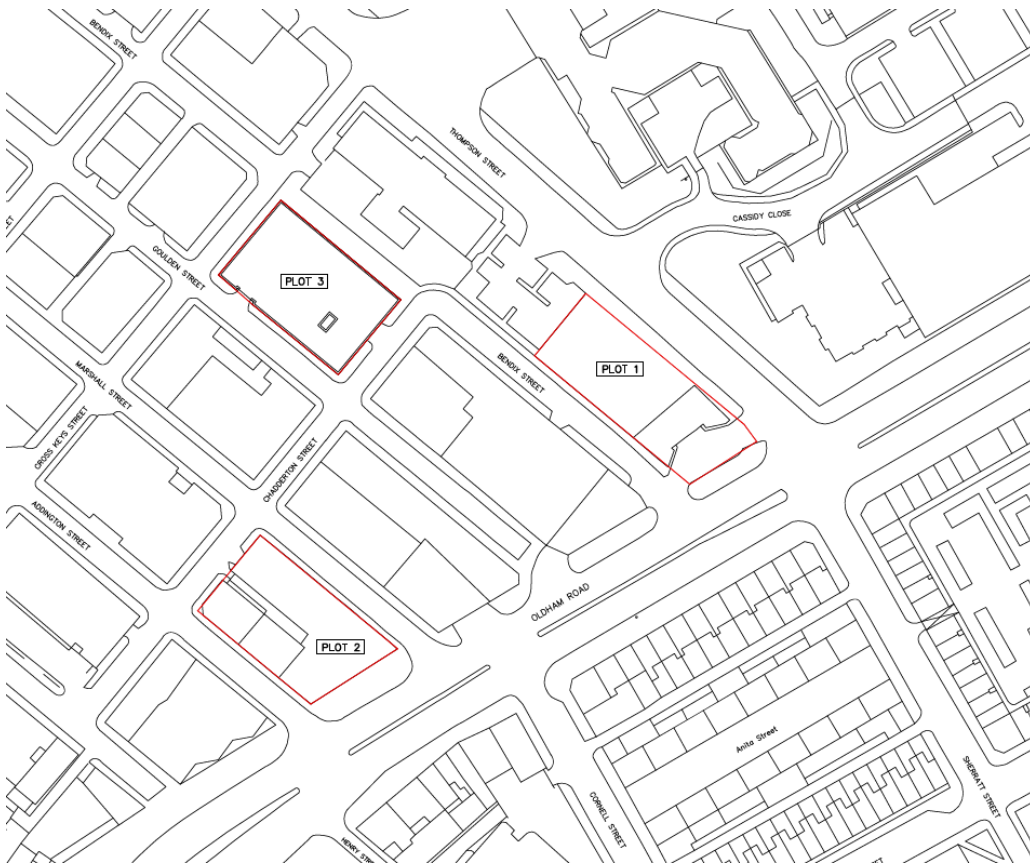


Figure 1.1 – Bendix Street, Oldham Road and Goulden Street Sites (Source:OEA)

- 1.2 The descriptions of development for the three sites are as follows:

Plot 1: Bendix Street

"Erection of a 12-storey residential building (Use Class C3) comprising residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)), car parking for disabled people, with highways, landscaping and other associated works following demolition of existing buildings".

Plot 2: Oldham Road

"Demolition of existing buildings and redevelopment of the site for a residential building Erection of a 12-storey residential building (Use Class C3) comprising residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)), car parking for disabled people, with highways, landscaping and other associated works following demolition of existing buildings.

Plot 3: Goulden Street

Application for Planning Permission: "Erection of 8-storey residential building (Use Class C3) comprising residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)); alterations to the retained perimeter wall and chimney including the introduction of a light box; car parking for disabled people, highways, landscaping and other associated works".

Application for Listed Building Consent: "Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works."

- 1.3 As the three sites will be coming forward at the same time, by the same developer, for completeness, this Statement of Consultation addresses the consultation process encompassing all three locations.
- 1.4 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.
- 1.5 As the three sites will be coming forward at the same time, by the same developer, for completeness, this Statement of Consultation addresses the consultation process encompassing all three locations.

Plot 1. Bendix Street

- 1.6 The first plot is bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west. The plot comprises previously developed land, currently used as a locksmith business.
- 1.7 The plot is not located within a Conservation Area, and does not contain any Listed Buildings or Structures. The nearest Listed Buildings are the Grade II listed 'Former Police and Ambulance Station', located approximately 110m to the north west of the plot, and Grade II Listed 'Victoria Square' on the opposite side of Oldham Road (circa 50m to the south east). Oldham Road, directly to the south of the site comprises the boundary to the Ancoats Conservation Area.

Plot 2. Oldham Road

- 1.8 The second plot is bound by Oldham Road to the south east, Marshall Street to the north east, Chadderton Street north west, and Addington Street to the south west. The plot is currently part built on, part hardstanding which serves as a small car park.
- 1.9 The plot is not located within a Conservation Area and does not contain any Listed Buildings or structures. The Grade II listed 'Former Police and Ambulance Station', is located approximately 70m to the north of the Site, and the Grade II Listed 'Victoria Square' is located approx. 150m to the east. Oldham Road, directly to the south of the site, comprises the boundary to the Ancoats Conservation Area.

Plot 3. Goulden Street

- 1.10 The third plot is bound by the pedestrianised Bendix Street to the north east, Chadderton Street to the north east, Goulden Street to the south west, and Cross Keys Street to the north west.
- 1.11 The plot is not located within a Conservation Area. It does however, hold the Grade II listed 'Former Police and Ambulance Station', including the boundary walls and tall chimney structure.

Proposals

Plot 1. Bendix Street

- 1.12 The proposals at Bendix Street include a 12 storey block providing 161 apartments (Use Class C3), and commercial unit to ground floor comprising 147 sq.m floor space. It will become a landmark building, promoting a key gateway site into the city from the north.

Plot 2. Oldham Road

- 1.13 The Oldham Road development includes a stepped massing, of 12 storeys. It will provide 144 apartments (Use Class C3), and a commercial unit to ground floor comprising 144 sq.m floorspace in total with accompanying roof terrace and associated works.

Plot 3. Goulden Street

- 1.14 The proposals at the Goulden Street site required special thought and consideration to take into account the Listed Assets. The design process has been carefully considered to pull back the blocks from the listed chimney. This has resulted in a smaller 8-storey block, comprising 73 apartments (Use class C3) and a commercial unit at ground floor of 205 sq.m.
- 1.15 The proposals also include the addition of a lantern to the top of the chimney, to create a landmark structure. This will be pursuant to a Listed Building Consent submitted in line with the relevant planning application.

Measurement	Bendix Street	Oldham Road	Goulden Street
Site Area	0.14 ha	0.13 ha	0.12 ha
Number of Residential Apartments	161	144	73
Commercial Floorspace (GIA)	147 sq m	144 sq m	205 sq m
Number of storeys (plus roof top plant)	12 storeys	12 storeys	8 storeys
Number of car parking spaces	1 bay for disabled people	1 bay for disabled people	1 bay for disabled people
Amenity Space for residents	Lounge: 103 sq m Terrace: 154 sq m	Lounge: 94 sq m Terrace: 327 sqm	Lounge: 167 sq m Terrace: 347 sq m
Number of cycle spaces	161 spaces	144 spaces	73 spaces

Figure 1.2 – Proposed Developments

Pre-Application Consultation

- 1.16 Extensive pre-application consultation has taken place to ensure the Local Planning Authority, Ward Members, neighbouring residents and businesses, as well as statutory and other key stakeholders have had the opportunity to be fully informed and consulted on the proposals in advance of submission.
- 1.17 This document explains the programme of consultation that has been undertaken in order to ensure that any matters raised through consultation could be considered as the proposals evolved.
- 1.18 The following stakeholders have been contacted as part of the pre-application consultation process:
- Local Residents and Businesses;
 - Manchester City Council – Planning, Highways, Conservation, Environmental Health and Estates;
 - Piccadilly Ward Councillors;
 - Places Matter Design Review Panel;
 - Greater Manchester Police; and
 - Historic England.
- 1.19 The majority of consultation was undertaken in 2018. However, the project was then put on hold until summer 2019. The schemes were then updated and relatively minor changes were made to the proposals:
- Two storeys have been added to the Oldham Road scheme, and one storey added to the Goulden Street scheme.
 - The previously proposed 10 no. car parking spaces have been removed from the Oldham Road scheme (1 space for disabled people, in addition to the existing on street parking) is still proposed).
 - Cycle parking has increased to reflect the increase in apartment numbers.
 - The amount of commercial floorspace in each scheme has increased marginally.
- 1.20 These changes were discussed with the Local Planning Authority at the pre-application stage.

Report Structure

- 1.21 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 and summarises the feedback received.
 - Section 4 – summarises the key conclusions.
- 1.22 This Statement should be read in conjunction with the Design and Access Statement, Planning Statement, and drawings submitted in support of the application. These documents explain and assess the proposals in further detail.

2 Policy Context

- 2.1 Guidance with regard to consultation is set out at both the national and local level. These requirements are summarised below.

National

Localism Act

- 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 Councils. 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 in regards to publicity of applications:

(4) Publicity under subsection (2) must—

(a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

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

- 2.8 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

- 2.10 The National Planning Policy Framework (NPPF) (revised in July 2018) sets out the Government's planning policies for England, including guidance in relation to the undertaking of public engagement and consultation on proposed developments.
- 2.11 Paragraphs 39 and 40 set out the early engagement on design with all parties produces the greatest benefits for the overall outcome of a scheme and outcomes for the community.
- 2.12 Paragraphs 39 – 46 relate to pre-application engagement. Paragraph 40 in particular states the Local Authority should "encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees".
- 2.13 The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

Planning Practice Guidance

- 2.14 The Planning Practice Guidance (PPG) is an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and useable way. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.15 In particular, Paragraphs 008 and 009 of the 'Consultation and pre-decision matters' section identify 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.
- 2.16 In terms of Design the PPG sets out in Paragraph 30, 33 and 35 of the 'Design' section the methods which can be adopted to promote good design at all stages of the planning process. These include pre-application discussions and Design and Access Statements. Paragraph 33 sets out that pre-application discussions are an opportunity to discuss the design policies, requirements and parameters that will be applied to a site. The local authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations. Being able to inform and influence the design of a proposed development early in the design process is more efficient than trying to implement suggested revisions at a later stage.

Local

- 2.17 Manchester City Council endorsed an updated Statement of Community Involvement (SCI) in December 2017. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.18 Chapter 9 of the SCI (2017) provides guidance on involving the community in planning applications. It identifies that pre-application consultation is beneficial to both the community and the developer, as it allows the developer to design a proposal that takes on board the opinions of the community.

- 2.19 Developers are encouraged to liaise with the MCC development control officers to determine the nature and scale of consultation that will be appropriate for the proposals. Developers are encouraged to submit a record of the consultation that took place with their planning submission.

Summary

- 2.20 This Statement sets out the consultation process which has been undertaken and complies with the guidance and requirements set out above.

3 Pre-Application Consultation Strategy and Responses

- 3.1 This section describes the pre-application strategy that has been undertaken by the Applicant. It outlines the consultation strategy and the outcome of the consultation process.
- 3.2 The consultation strategy has been designed to be proportionate to the Proposed Development and has been informed by a range of contextual considerations, including:
- The three sites' localised townscape, safety and security issues.
 - The New Cross area which has benefitted from extensive investment in recent years and the condition of the existing sites makes a negative contribution to regeneration in this part of the City Centre;
 - The surrounding area is characterised by a mix of uses, consistent with its City Centre location. Surrounding uses include residential, commercial, and retail;
 - The three sites have a range of site specific constraints that have been addressed through an extensive options appraisal and the planning statement;
 - The sites are not within a Conservation Area, however, Goulden Street contains a Grade II listed structure;
 - The Site does not have any statutory or non-statutory environmental designations; and
 - The site sits within and generally complies with the MCC endorsed New Cross Neighbourhood Development Framework (NDF) and the Northern Gateway SRF.
- 3.3 Due to the prominence of the three sites, the scale of the Proposed Development and the substantial development opportunity, the pre-application consultation strategy has undertaken extensive pre-application consultation to ensure the Local Planning Authority, Places Matter, Ward Members, Greater Manchester Police neighbouring residents and businesses, as well as statutory and other key stakeholders have had the opportunity to be fully informed and consulted on the proposals in advance of submission.
- 3.4 The sections below further describe the consultation activity undertaken in relation to each stakeholder and a summary of the feedback received and how this has been addressed, where appropriate and as necessary.

Local Planning Authority

- 3.5 The design proposals have evolved through detailed pre-application consultation with Senior Planning, Design, Highways and Environmental Health Officers at Manchester City Council ('MCC'). The Applicant attended several pre-application meetings.
- 3.6 These constructive meetings helped the proposed design to evolve and positively develop the building footprints, heights, massing and elevation designs in particular. The final three designs were considered by officers to respond well to the existing and emerging surrounding context and result in high quality developments that will contribute to the ongoing process of regeneration in this part of the city.
- 3.7 The final feedback from these pre-application discussions has been positive and supportive in principle, welcoming a high quality deliverable proposal in order to bring these underutilised sites back into sustainable use.

- 3.8 The Applicant submitted a request for a Screening Opinion to MCC in order to confirm with the Local Planning Authority that an Environmental Impact Assessment (EIA) is not required for the applications. The technical team has also engaged with Environmental Health, Highways and Conservation Officers as part of pre-application discussions to agree the scope of supporting statements.
- 3.9 A screening response was received from the City Council on 24th September 2018. It concludes that whilst the development will have some impact on the surrounding area, these will not be significant to warrant a formal EIA. An EIA is therefore not required for these applications.

Local Ward Councillors

- 3.10 The Site sits within the Piccadilly ward. The Ward Councillors were invited to attend a briefing session ahead of the public exhibition. Cllr Douglas and Cllr Wheeler attended the exhibition. Cllr Douglas confirmed both were supportive of the proposals subject to reviewing the affordable housing documentation and the heritage appraisal when submitted.
- 3.11 The Councillors comments included stating that the three sites complement each other well, and the heritage aspects have been sensitively designed and incorporated.

Places Matter Panel

- 3.12 A pre-application presentation of the Proposed Development was given to Places Matter on 16 August 2018. The conclusion of the Panel were supportive of the emerging schemes and considered the proposed to be acceptable in principle.
- 3.13 In summary, the panel were supportive of each element of the presentation and thanked the applicant for the quality of the boards as presented. It was commented these are strong schemes in the making and the distinct nature of the three elements should produce a successful and varied scheme.
- 3.14 A full response to the comments from the Places Matter Panel is included with the Design & Access Statement.

Greater Manchester Police

- 3.15 The design team engaged with Greater Manchester Police (GMP) and attended a meeting on 26 August 2018. The attending officer welcomed the early engagement and was generally positive about the proposals. The proposals were considered generally acceptable and in keeping with developments in the surrounding area, and includes several positive aspects such as the secure bicycle parking, main entrance locations on prominent elevations and bringing a vacant site back into use.
- 3.16 GMP have prepared a Crime Impact Statement for each site. In summary, these reports set out the following recommendations:
- A secure postal lobby;
 - All communal doors to be compliant with and certified to specifications listed;
 - All external doorways should be illuminated to deter antisocial or criminal activity;
 - Blank facades should be treated with anti-graffiti coating to a height of 2000mm;
 - Proposed commercial units should be covered with monitored alarm systems; and
 - Goulden Street's courtyard should be suitably managed to deter antisocial or criminal behaviour.

- 3.17 The recommendations have been considered by the design team and will be incorporated into the design as appropriate.

Historic England

- 3.18 On 21 August 2018 an email was sent to Historic England notifying them of the proposals. Historic England confirmed on 4 September 2018 that, given their statutory remit and the proposed heights in terms of setting, they would not be involved in the site. As such, no further consultation with Historic England is required. The email confirmation is included in Appendix D.

Community Consultation

Consultation Zone

- 3.19 Invites to the public exhibition were sent on 9 August 2018 to the addresses in the following catchment area.

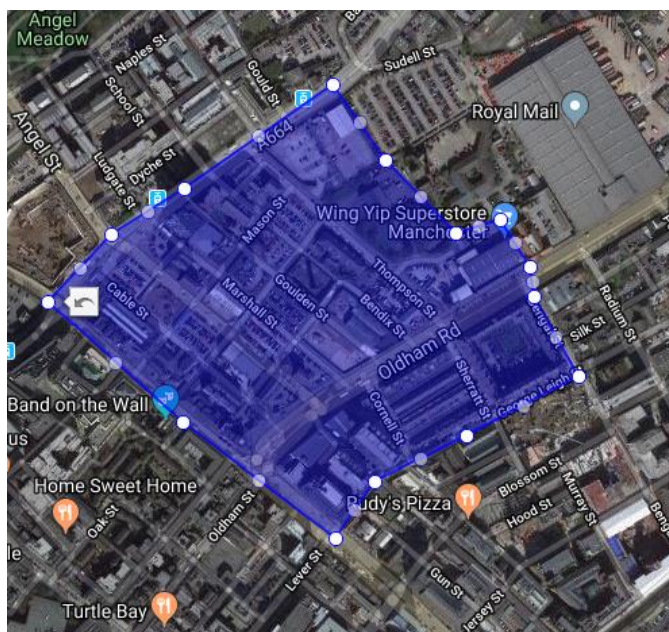


Figure 3.1: Consultation Catchment Area.

- 3.20 The catchment area was selected to take into consideration which properties are most likely to be directly affected by the Proposed Developments.
- 3.21 Around 1,500 leaflet invites were distributed in the locality two weeks before the event. GPS tracking information from the delivery company confirms that all invitations were delivered within the identified consultation zone.
- 3.22 The invitation leaflet is enclosed in Appendix A.
- 3.23 A leaflet distribution is scheduled to take place to inform residents and businesses in the locality of the updates to the schemes since 2018 and of the submission of the planning applications.

Public Exhibition

- 3.24 The public exhibition was held on 23rd August 2018 within the Swan Suite of the Crowne Plaza Hotel. The exhibition was held between the hours of 3pm and 7pm in consideration of people who may work during the day or in the evening.

- 3.25 The event was deliberately informal to help ensure it was as accessible to as many of the local community as possible and provide a forum within which attendees could ask questions of the Applicant and project team for them to make comments on the proposals.
- 3.26 Nine consultation boards were prepared that provided full details of the draft proposals, the design development process, surrounding context and details of how representations could be submitted. The exhibition boards are enclosed in Appendix B.
- 3.27 Representatives from Mulbury (Applicant), Tim Groom (Architects) and Deloitte Real Estate (Planning Consultants), were in attendance at the event to explain the proposals, listen to feedback and answer questions.
- 3.28 In response to questions, the project team provided details of the wider regeneration context and the opportunity for the proposals to positively contribute to the regeneration of the area. The project team informed attendees of its relationship to the New Cross Neighbourhood Development Framework.
- 3.29 The project team also provided details of the high quality design and how the proposed elevation treatment was appropriate in the surrounding built environment to ensure the building is well placed within its context. Assurance was also provided on the implementation of a robust residential management regime and the Applicant's track record for delivering developments across the UK. Where required, attendees were also provided with an outline of the planning process and associated timescales up to completion and operation of the new building.
- 3.30 A feedback form was available for people to provide comments on the proposals and an e-mail and postal address was provided for people to send in comments after the event and provide the opportunity for those who could not attend to provide their comments (Appendix C). The deadline for consultation responses was Friday 7th September.
- 3.31 The exhibition was attended by six people, two residents, two local property managers and two land owners.
- 3.32 Following the update to the schemes, it was considered a full event was not necessary as the changes are not significant. However, as detailed above, a leaflet was distributed to XX residents and local businesses outlining the updates to the proposals and providing an email address

Feedback Received

- 3.33 The response at the public exhibition was generally positive, with attendees welcoming the replacement of the underused and vacant sites to deliver much needed regeneration of the Sites and create greater activity and vitality to surrounding streets.
- 3.34 No written responses were received, but one email was received at the Deloitte Consultation address following the event.
- 3.35 The verbal comments related to:
- The opportunity to redevelop the Site;
 - The high-quality design; and
 - Sensitive heritage redevelopment
- 3.36 The table below summarises the questions and responses that were received at the public exhibition. These have been reviewed and a response is provided in the table.

Table 3.1: Feedback from Public Exhibition

Issue Raised	Response and Consideration of Issue
Requested confirmation on how the new residents be provided for in respect of doctors and dentists.	The provision of doctor and dentist facilities is not under the control of the developer, and therefore cannot be confirmed at this stage.
Requested confirmation on whether there would be any litter / dog waste bins provided.	The proposed areas of public realm do not currently include bin provision. However, the wider public realm improvements by MCC may include litter bin provision.
Requested confirmation on the expected use of the commercial units and suggested a convenience store would be useful.	The final use of the proposed commercial units in each unit has not yet been decided. The proposed uses would allow for a retail store.
Requested confirmation on whether affordable housing will be provided.	The provision of affordable housing on site will be determined via the preparation of a viability assessment which will be independently tested.
Requested details of the proposed areas of open space, including those in the Neighbourhood Development Framework (NDF).	These application proposals are only in relation to the three sites identified. The public realm proposed in the NDF will be delivered separately by MCC. There is only one area of open space within the proposed development, being around the chimney on the Goulden Street site. This will be an amenity area for resident access only. The proposed landscaping for this area can be found in the Landscaping Strategy prepared by Layer.

4 Summary and Conclusions

- 4.1 Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement 2017.
- 4.2 The proposals relate to the demolition of the existing structure and the construction of three buildings between 7 and 13 storeys comprising 378 apartments, amenity space, landscaping, and associated highways works.
- 4.3 A consultation strategy has been employed which has been designed to be proportionate to the Proposed Development and the Site specific characteristics.
- 4.4 Pre-application engagement with local residents and businesses focused around a public exhibition, which was held at the Crowne Plaza Hotel on 23rd August 2018. The exhibition was publicised to 1,500 residents and businesses in the local area and attended by six people.
- 4.5 No written responses were received at the exhibition. Verbal responses at the public exhibition were recorded by the project team and responded to in this document where required.
- 4.6 Overall, responses to the project have been positive and where possible comments have been taken into account in the design development.
- 4.7 The responses received have been carefully reviewed and considered by the project team. The proposals were generally positively received with local residents welcoming the regeneration benefits.
- 4.8 The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix A – Consultation Leaflets

PUBLIC EXHIBITION
3-7PM THURSDAY 23RD AUGUST 2018
LOCATION: CROWN PLAZA HOTEL, MANCHESTER, M4 4AF

MULBURY CITY PROPOSED RESIDENTIAL DEVELOPMENT

MULBURY CITY INVITES LOCAL RESIDENTS AND OTHER LOCAL STAKEHOLDERS TO ATTEND A PUBLIC EXHIBITION OF PLANS TO DEVELOP THREE SITES WITHIN THE NEW CROSS AREA FOR RESIDENTIAL DEVELOPMENT. THE SITES ARE LOCATED ON BENDIX STREET, OLDHAM ROAD AND GOULDEN STREET, AS IDENTIFIED IN THE LOCATION PLAN ENCLOSED.

THE PROPOSALS
The proposals form Mulbury's vision to deliver inspiring and high quality design to contribute to the regeneration of the New Cross area. The proposals respond to the prominent location of Oldham Road and the historic assets in the area, including the listed structures on the Goulden Street site.

The proposals are for three residential buildings varying in height from 5 to 10 storeys to provide approximately 330 apartments with ancillary commercial uses at ground floor level, and public realm improvements.

All the proposals have been designed in the context of the New Cross Neighbourhood Development Framework and the Public Realm Strategy.

LEARN MORE ABOUT THE PROPOSALS
We would like to invite you to a drop-in session at the Crowne Plaza, Manchester, M4 4AF, on Thursday 23rd August 2018, where you will be able to view our proposal, meet our team, and ask any questions you may have.

HOW CAN I COMMENT?
There will be forms at the event for you to submit comments or you can contact us with questions or requests for information via: consultation@deloitte.co.uk.

Please let the team have all comments by Friday 7th September; there will then be an opportunity to make any comments formally to the Local Planning Authority once the application is submitted.



TIM GROOM ARCHITECTS

MULBURY CITY

Deloitte

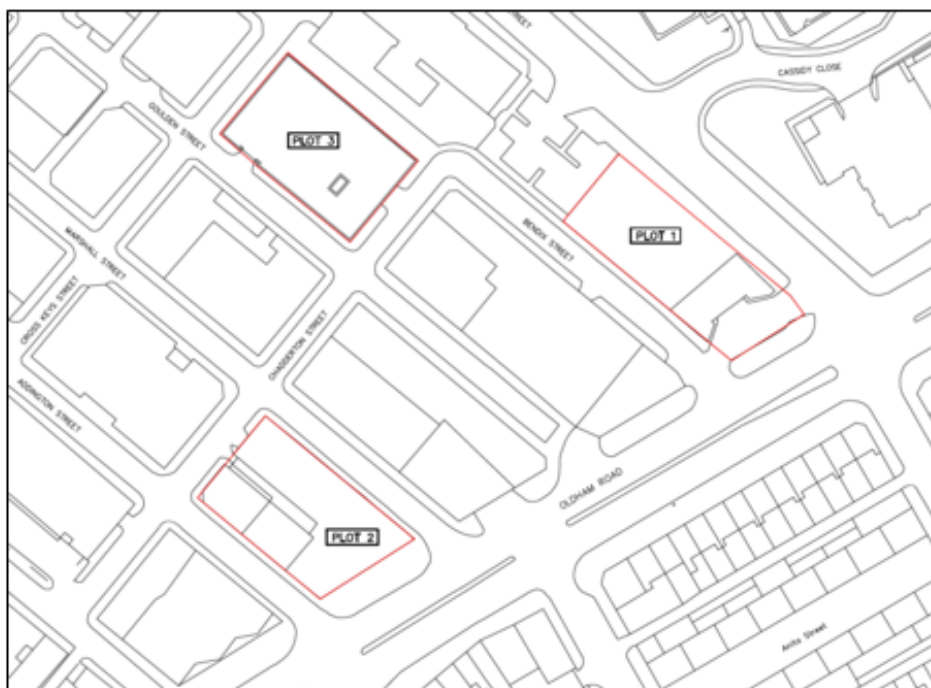
Appendix B – Consultation Boards

Appendix C – Consultation Feedback Form

New Cross, Manchester

Thank you for visiting the public exhibition for Mulbury City's Developments proposed in the New Cross area of Manchester City Centre. We would appreciate it if you could take a few minutes to share your views. You can do this in any of the following ways:

- Complete this form and place it in the comment box provided
- Take the form away with you and post it to Deloitte Real Estate Planning Team, 2 Hardman Street, Manchester, M3 3HF
- Email your comments to consultation@deloitte.co.uk
- Please send in your comments by **7 September 2018**



Do you support the proposals as a whole & their contribution to the New Cross Area?

Please turn over.

Do you have any concerns about the proposals as a whole?

Do you have any comments on the Bendix Street site (Plot 1 on the Site Plan)?

Do you have any comments on the Oldham Road site (Plot 2 on the Site Plan)?

Do you have any comments on the Goulden Street site (Plot 3 on the Site Plan)?

Your details

Postcode:

Thank you for taking the time to complete this questionnaire. We will feed back on how your comments have been addressed in the Statement of Consultation which will be submitted as part of the planning application.

Appendix D – Heritage England Consultation Email

[Redacted]

Hi Ellen

Thanks for the email and given our statutory remit and the proposed heights in terms of setting I can confirm that we would not be involved in these sites.

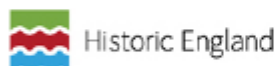
Hope this helps.

Best wishes

David

 **David James**
Inspector of Historic Buildings and Areas

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[Redacted]

Hi David

I hope you are well.

We are currently progressing 3 planning applications within the New Cross area of Manchester on behalf of [Mulbury City](#). Please see the attached site plan. The proposals do not sit within a

conservation area, the Ancoats Conservation Area is located on the opposite side of Oldham Road. Plot 3 includes the Grade II Listed Former Police and Ambulance Station as discussed in more detail below.

All sites sit within the City Council's New Cross Development Framework area, this allocates all sites for residential development. The proposals are being progressed in line with the context set out within the Framework.

Plot 1. Bendix Street

Plot 1 is bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west. The Site comprises circa 0.14 ha of developed land, currently used as a locksmith business.

The New Cross NDF identifies this site as suitable for landmark development as it is a key gateway site to the city when viewed along Oldham Road.

The proposals include a residential building of 12 stories with ground floor commercial / amenity uses.

Plot 2. Oldham Road

Plot 2 is bound by Oldham Road to the south east, Marshall Street to the north east, Chadderton Street north west, and Addington Street to the south west. The site is 0.13 ha and currently has some partially occupied buildings and a small car park.

The proposal includes a residential development at 10 stories with ground floor commercial / amenity uses.

Between this Site and the Bendix Street site are two plots which are currently under construction for two buildings of up to 10 storeys for residential use.

Plot 3. Goulden Street

Plot 3 is bound by the pedestrianised Bendix Street to the north east, Chadderton Street to the north east, Goulden Street to the south west, and Cross Keys Street to the north west.

This is the site of the Grade II listed Former Police and Ambulance Station (list ID: 1292052), this site includes the remaining boundary walls and chimney structure. The Site is 1239sqm. The structures provide particular opportunity for the design team to create an exciting innovative development that maintains the special interest of the existing structures. The proposals seek to retain the chimney and the existing parameter walls where possible. No demolition is proposed and alterations will be made to the walls where required. A smaller block at 7 stories is proposed reflecting the scale of the chimney, comprising 57 apartments and a commercial unit at ground floor, along with high quality public realm improvements throughout the site. The Chimney will be repaired and set within the public realm.

Stephen Levant Heritage Architecture form part of the design team and have undertaken a significance assessment of all the sites and have been particularly involved in the design of Plot 3. They are also undertaking an impact assessment of the schemes to support the planning and Listed Building applications.

A structural survey has been undertaken, the methodology of this has been agreed with the Council.

Given that the sites do not sit within a conservation area and that Plot 3 is Grade II listed, no demolition is proposed we would welcome your thoughts as to whether or not you see the need for HE's involvement in this (the site is 1239 sqm).

Please let me know if you would like a meeting to discuss further or if you would like any additional information.

Kind regards
Ellen





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