St Michales Church/ Presbytery
- Proposed Link Corridor Demolition Justification Statement

1. The Ancoats Strategy

The Ancoats Urban Village Strategy aims to reverse 50 years of decline in the physical fabric of Ancoats, historically a thriving industrial quarter on the edge of Manchester City Centre, to create a sustainable mixed use extension of the city with a resident population of 3,000 to 5,000 people and a viable economy providing around 3,000 jobs within the 20 hectare site.

Ancoats is a three part strategy comprising interlinking elements:

> (i) the implementation of quality design in the built environment via Supplementary Planning Guidance and detailed development briefs where there is direct public sector ownership;
> (ii) major investment in the public realm, underpinned by a public realm strategy; and
> (iii) an underpinning Compulsory Purchase Order and gap funding for developments.

2. Partnership Working

The Ancoats Regeneration Strategy is being delivered through joint working between the Homes and Communities Agency and Manchester City Council. Regular liaison takes place between HCA and MCC officers at monthly Project Team meetings and also at quarterly Board Meetings.

To bring forward the development of St Michaels for a community use, the local residents have also been heavily engaged at two levels:

- The 'Friends of St Michaels' is a dedicated group whose aim is to bring the former church building back into active use for community benefit. A constitution is currently being assembled for this body, and Councillor Jim Battle, Deputy Leader of Manchester City Council, sits on this group.
- The 'Ancoats Residents Forum' is a body comprising the Chairs and Deputy Chairs of the eight Tenants & Residents Associations (TARAs) which are active in the Urban Village. The Ancoats Residents Forum is wholly supportive of the proposed re-use of the former St Michaels Church for community uses.

3. Progressing the Development Opportunities

(i) St Michaels Church:

Refurbishment and fit out works are planned for early 2013 by the HCA. Once works are complete, the building is to be offered to the Friends of St Michaels community group on a pepper corn rental. The community have assembled a business plan for operating the premises and this is being further strengthened by the City Council's Regeneration Team.

(ii) The former Presbytery Site

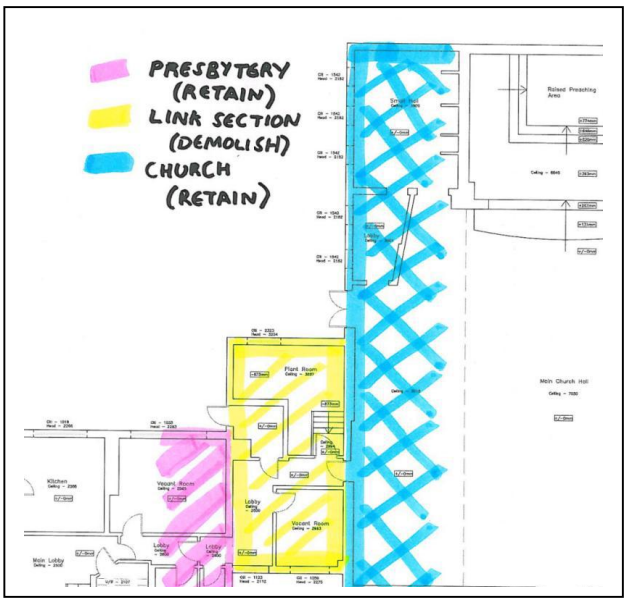
A development brief and marketing brochure have been prepared for this site by the HCA and Manchester City Council, and will be taken out to the market during early 2013. The HCA and Council will jointly select a preferred developer for the site later in 2013, for which full planning permission for residential properties will be pursued separately.

4. The Need for Demolition

The former Church and the Presbytery site are two separate development plots, which will be:

- Built out at different time scales;
- Come under construction by different parties, employing different contractors; and
- Developed for differing end uses – one a community building, the other residential properties.

Notwithstanding the above, despite the separate approaches for the two plots, the existing buildings are linked by a short unsightly corridor, which also houses the boiler room and significant amounts of asbestos.



In order to successfully take the two sites forward for new end uses which will support the wider regeneration strategy for the area, the two plots will accordingly need to be de-coupled. The demolition of the linking building will provide a clear boundary between the two sites enabling their development to commence independently. The area in future will likely be used for fire escape purposes. Demarcation, site boundary and legal access rights will need to be agreed for the land required between the two properties.

Post demolition of the link corridor, both of the remaining buildings will be walled up and made good. The floor area of demolition will also be made good.

5. Further Details/ Information

For any further details or points of clarification, please contact:

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