APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Planning and Highways Committee	20 February 2025	**Item No.**	6
Application Number	141625/VO/2024	**Ward**	Ancoats & Beswick Ward

Description and Address
City Council Development for the creation of a new Public Park and associated works

Part of the former Central Retail Park, Great Ancoats Street, Manchester M4 6DJ

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1. Public Opinion

Three further objection has been received as follows:

- The site is currently home to a vibrant community of skateboarders who are facing exclusion from Manchester's public spaces. No alternatives are provided, all of Manchester's free, public skate facilities are old, unsafe, not fit for purpose or under active demolition;
- The park claims to provide outdoor space, however this land is already used frequently for skateboarding by many skateboarders in the Manchester community, and also skateboarders from other cities around the UK. It's evident that skateboarders are completely ignored and marginalized in Manchester, with no concern from any city planners or council members. Regard for skateboarding spaces to be added to the plans as currently every space is being taken away;
- The redevelopment plans should incorporate a dedicated skate area to nurture, not displace, this valuable community asset.
- There is insufficient green space on the site and in Manchester as a whole;
- The current proposal's limited green space is inadequate. Given the surrounding buildings, large dual carriageway, primary school and the high-rise buildings on the other side of Great Ancoats Street and also Piccadilly-East, this area urgently needs a substantial park occupying at least 80% of the site, not just a small section of green space interspersed between buildings;
- The existing primary school community, with limited access to green space and surrounded by a dense urban environment, would greatly benefit from a predominantly park-focused redevelopment on the site. The design should prioritize the needs of the neighbouring primary school by incorporating substantial green space directly adjacent to the school. This would provide a safe and accessible outdoor area for children, rather than positioning a large building in that location;
- There would be light loss and privacy infringement. There should be green space around the perimeter of the site, particularly along Redhill Street and

Old Mill Street, to mitigate these impacts. This would ensure residences face green space, not high-rise office block

2. Statutory Consultees

United Utilities (UU) acknowledged that additional information has been provided by the applicant including the identification of additional work that is required regarding the protection of the UU assets which cross through the site and the discharge of surface of water. Whilst further technical work remains outstanding, resulting in UU maintaining their objection, they are fully committed to engagement with the applicant to address these matters.

It is UUs preference that that these matters are addressed prior to the determination of the application (which carried a level of risk that may affect the proposed layout, the detail of the design or the cost of delivery of the scheme specifically noting that diversions of assets which may be necessary).

UU request that in the event the application proceeds to determination, conditions should be imposed on any planning permission to ensure the most sustainable surface water drainage solution is achieved (and managed) and that the assets which cross through the site are afforded due consideration and protection.

3. Director of Planning – Further observations

The comments of the local resident are noted and the issues raised are covered within the report.

Conditions 19 and 22 within the report outline that a drainage strategy and a maintenance regime be agreed.

Asset protection is a private matter between the applicant and United Utilities as the statutory undertaker. An informative should remind the applicant of their obligation in this regard. The following informative is therefore recommended.

> *"Details of the means of ensuring the water and wastewater infrastructure that is laid within the site boundary is protected from damage should be agreed with the relevant statutory undertaker prior to the commencement of any development at the site. This shall include relevant surveys to identify the location of the infrastructure, consideration of the impact of construction activities and any appropriate mitigation"*

The recommendation remains **Minded to Approve**.