



Harpurhey Rochdale Road

Statement of Community Involvement

T1231_SCI
17th December 2024

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1.0 Introduction

This Statement of Community Involvement (SCI) has been prepared by Studio KMA on behalf of Mr Mohammed Akram. The Statement is part of a suite of technical documents submitted in support of an Outline planning application for a new residential development at the junction of Rochdale Road and Cockroft Street, Harpurhey, Manchester. The full description of the proposed development is as follows:

“Construction of a part single, part two and part four storey residential building to provide 27 no. apartments together with access, 10 no. car parking spaces and landscaping.”

The submission of this application for planning permission follows detailed discussions with the planning department at Manchester City Council, the local community, and other key stakeholders. The statement sets out relevant national and local planning policy, how feedback has been sought (the public consultation process) and an overall overview.

The remainder of this statement is structured as follows:

- **Section 2.0** provides a brief overview of relevant local and national planning policy.
- **Section 3.0** sets out the key components of the consultation process.
- **Section 4.0** provides an overview of the feedback received.
- **Section 5.0** provides a summary of the consultation process and information regarding potential future consultations to be undertaken.

2.0 National and Local Policy Context

National Planning Policy Framework (NPPF) Dec 2023

In preparing this statement, Mr Akram has respected the principles set out in the National Planning Policy Framework (NPPF) which places significant importance on early engagement at the 'pre-application' stage.

Paragraph 39 explains that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community”

Paragraphs 40-43 of the NPPF go on to emphasise the importance of statutory consultees and other consenting bodies participating in pre-application discussions to enable early consideration of all the fundamental issues.

Planning Practice Guidance

The Planning Practice Guidance (PPG) provides additional advice for applicants prior to submitting a planning application. This reinforces the value of pre-application engagement by prospective applicants, which can offer significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. The PPG also offers advice on which parties should be involved at pre-application stage including:

- The local planning authority
- Statutory and non-statutory consultees
- Elected members
- Local people

Manchester City Council Statement of Community Involvement (SCI)

Manchester's Statement of Community Involvement (SCI) was adopted on 11th June 2018. It sets out how and when the community can be involved in the preparation of planning documents and in the determination of planning applications.

The SCI provides guidance for applicants submitting a planning application and Manchester City Council encourage applicants to consult with their planning department and also with the local community before they submit a planning application. The SCI recognises that pre-application consultation is beneficial to both the local community and the applicant as it provides an opportunity to design a proposal that takes on board the opinions of the community, meaning that there are likely to be fewer objections once an application is submitted.

The SCI provides a summary of key development proposal consultation stages, and includes a diagram to help identify the stages when the community can have their say on development proposals and planning applications.

Applicant engagement methods could include:

- Social media
- Website
- Letters
- Questionnaires
- Exhibitions
- Meetings
- Leaflets (methods determined and consultation led by developer)

The applicant and their architect has followed this guidance when approaching the community engagement process for this scheme.

This has ensured that local residents, the medical centre and the Islamic education centre have been fully informed of the proposals, enabling them to provide a meaningful response to inform the development proposals for this site.

3.0 The Consultation Process

Consultation Methods

The applicant and Agent recognise the importance of early pre-application stakeholder involvement and have undertaken extensive consultation on the development proposals for this site. The key consultation methods employed as part of the project include:

- Informal pre-application discussions with Manchester City Council planning officers.
- Letters distributed to approximately 40 no. surrounding residential and commercial properties inviting them to a web-based public consultation event.

Pre-application with Manchester City Council

Following the submission of a pre-application advice request, formal feedback was received from the planning department on 9th October 2024. The LPA requested further consideration be given to the proposed roof form and overall building height. In addition, the planning officers response made a number of recommendations.

The feedback received from the local authority will be discussed in more detail within Section 4.0 of this document.

Web-based Public Consultation

Given the widespread availability of internet-capable devices (mobile phones, tablets, laptops etc.) the decision was taken by the applicant to establish a web-based public consultation event in the hope that this would provide a much more accessible format for engaging with the public than a drop-in event.

The web-based public consultation event was hosted by Studio KMA on their website from the Monday 18th November until Monday 16th December 2024. The purpose of the event was for the applicant and architect to present the design work undertaken to date and the draft proposals for how the site could soon be developed.

Screenshots of the web-based public consultation are included within Appendix 3. An email feedback form was employed as the main method for recording people's views of the proposals on the website, alongside Studio KMA's usual forms of contact – direct emails and by telephone.

As part of the web-based public consultation local residents and businesses within neighbouring properties received a letter setting out an overview of the pending planning application inviting them to visit the website and provide feedback on the proposals if they so wished. The letters and invitations were distributed in person by Studio KMA on Thursday 14th November 2024 in advance of the event. A copy of the letter invitation is contained with Appendix 1.

4.0 Consultation Overview

Introduction

This section analyses and summarises the feedback received from both Manchester City Council and the local community, and how this has generally informed the development of the design and guided the proposed development for which planning permission is sought.

Feedback received from Manchester City Council

Written feedback was received from Carl Glennon, Planning Officer, Growth and Development Directorate, Area Team, Planning, Manchester City Council on

1. Principal elevation

1.1 Further consideration has been given to the formation of additional height at the intersection of Rochdale Road and Cockcroft Street. There is concern that the proposal would lead to the formation of a building with a disproportionately large appearance and would depart from the scale of the neighbouring property at 979-981 Rochdale Road. It would also emphasise the notable difference in height between the proposed building and built form located on the neighbouring north-west junction of Rochdale Road.

1.2 In response, it is recommended that:

- i. The corner feature (forming the fifth storey) be omitted, and the building related to a maximum of four storeys. The composition of the principal elevation should also be more closely related to the alignment of floor levels and windows to the neighbouring No 979 – 981.
- ii. The vertical emphasis of centrally positioned windows to the Rochdale Road and Cockcroft Street elevations should be relieved by horizontal banding (that would also define floor levels). Such an approach would also allow the formation of more proportionately sized window openings, i.e., decreasing in height from ground floor level upwards.
- iii. A reduction in building height would also allow the more cohesive roof design to be delivered. There does not appear to be a local precedent for the proposed roof design and incorporated vertical windows. These aspects of the proposed should therefore be reviewed. It is noted that there are incidences of flat roofs concealed with parapets in the locality that and such an approach may be a suitable in this case.
- iv. The setting of the principal elevation may be improved by the omission of the single storey element adjacent to the boundary with No 979 and 981.

2. Cockcroft Street elevation

2.1 Cockcroft Street is relatively narrow. There is concern that the proposed height and siting of the building would combine to produce an oppressive and overbearing impact on the streetscene. To improve this relationship and to secure satisfactory defensible space, it is recommended that the northern elevation of the proposed building be set back and related to building line formed by 1 – 7 Cockcroft Street. This arrangement may also improve vehicular access to the proposed car park.

2.2 Notwithstanding comments regarding the overall height and siting of the proposed building, it is considered that the incorporation of a flat roof two storey element to the western elevation

would secure an appropriate transition in height in relation to houses at 1-7 Cockcroft Road.

3. Waste and recycling

3.1 Bin storage arrangements should accord with the guidance that can be accessed via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

4. Inclusive access

4.1 Following the adoption of Places for Everyone, it will be necessary to consider the proposed layout of the development with regard to its policy JP-H3 – Type, size and design of new housing.

4.2 Policy JP-H3 requires that consideration is given to the accessibility and adaptability residential layouts and references the need to comply with the requirements of Part M4(2) of the building regulations. Please confirm that the proposed layout would be designed to secure compliance with Part M4(2). It would also be helpful to understand how the development has been informed by Part M4(3) relating to wheelchair user dwellings.

Feedback received via Web-based Public Consultation

A total of two feedback emails were received from participants of the web-based public consultation event. The content of each email correspondence can be viewed in full within Appendix 4, but can be summarised as follows:

- Concerns with the limited parking space proposed.
- Concerns with the intended property's occupants.

Design Changes during Pre-application Process

Due to the limited responses received from the public no changes have been implemented within the proposals as a direct result of the public consultation event.

The issues raised by local residents are noted, however the number of car parking spaces has been informed by advice from Manchester City Council and the applicant has no control over the pre-existing issues with traffic and car parking. The proposal does however include for a new, 2m wide pavement, so concerns surrounding pedestrian safety have been addressed.

The applicant also has no control if a) the building will be constructed for a Registered Provider to provide Affordable Homes for rent, or 2) constructed by a private developer looking to provide Open Market Sale apartments.

In terms of the pre-application feedback received from the local planning authority, the design team has responded positively to all the guidance and have identified the changes within the Design and Access Statement.

5.0 Summary

As part of the preparation of the planning application, a pre-application consultation exercise has been undertaken. The consultation process has been carried out in accordance with the requirements of national planning policy and guidance, and Manchester City Council's Statement of Community Involvement.

The objective of the pre-application consultation was to engage effectively with the local community and key stakeholders to introduce the proposals and identify and consider any potential issues prior to the submission of the planning application. This was undertaken alongside both informal and formal pre-application consultation with Manchester City Council's planning department.

The comments and feedback received from the public during the consultation exercise have been carefully considered, alongside those from the Local Planning Authority and other relevant stakeholders, in finalising the proposals. The design team are grateful for all feedback received during the consultation process from local residents and key stakeholders as part of the pre-application process.

This statement has demonstrated that throughout the preparation of the proposed scheme the applicant and design team have actively engaged with stakeholders and the local community. Consultation has confirmed that the proposed scheme is broadly supported, and has indeed been welcomed, by the Local Authority's planning officers. In terms of the local community, the limited responses received have resulted in the level of support for the proposals remaining largely unknown at this stage. The feedback that has been received was principally in relation to pre-existing issues within the local community.

Further opportunities for local residents and businesses to comment will be provided through the Council's statutory consultation process as part of the submission of a Full planning application. Additional value has been added to the project as a result of the public consultation undertaken, and the proposals have been developed and refined to deliver a scheme of the highest possible quality. The applicant and design team look forward to working closely with Manchester City Council and other stakeholders in progressing the application through to a positive determination.

As part of the planning application process, Manchester City Council will now undertake their own statutory consultation (in accordance with their SCI) to publicise and seek comments on the planning application to inform the decision-making process.

Appendix 1:

Public Consultation Invitation Letters and Emails

Proposed Development Land at Rochdale Road, Harpurhey, Manchester

Studio KMA architects are working on plans to develop the vacant land at the junction of Cockroft Street and Rochdale Road, Harpurhey. We would like to take this opportunity to invite the local community, homeowners, tenants and businesses to view the proposed development plans and comment upon the current proposals before a planning application is prepared and submitted to Manchester City Council.

| Summary of the Proposal

Outline planning application for 27 no. apartments within a (part) single, two, and four storey building. The proposals include for:

- 1 x 1-bedroom Approved Document M4(3) (Cat. 2) apartment.
- 1 x 2-bedroom Approved Document M4(3) (Cat. 3) apartment.
- 11 x 1-bedroom apartments.
- 14 x 2-bedroom apartments.
- Communal and private amenity space.
- 10 no. EVCP car parking bays (inc. 2no. accessible bays).
- 42 no. secure bicycle spaces.
- Secure refuse and recycling storage.



| We would welcome your feedback

Please log on to our website at www.studiokma.co.uk | Go to Consultations | Review the proposals | Provide Comments

This public consultation will go live online at 5:00pm Monday 18th November and will run to 5:00pm Monday 16th December. If you do not have access to the internet, please call us on 01457 873163 and we will endeavour to help.

For any further information regarding the proposals, please contact our office via email at: info@studiokma.co.uk

Public Consultation invitation letters delivered to surrounding area.

From: Andy Titterton
Sent: 18 November 2024 15:03
To: cllr.sandra.collins@manchester.gov.uk
Subject: Harpurhey: Rochdale Road - Public Consultation

Dear Councillor Collins,

We're writing to you as Harpurhey Ward Councillor, to invite you to comment upon proposals for the construction of 27 no. apartments at the junction of Rochdale Road and Cockcroft Street prior to submission of an Outline planning application to be submitted to Manchester City Council.

Please click on the link below to access the Consultation document on our website. If you require any hard copy or electronic format drawings, please do not hesitate to let me know.

<https://studiokma.co.uk/consultations/harpurhey-rochdale-road/>

In summary, the proposals include for:

1. A mix of high quality 1-bed, 2-bed, and ground floor accessible apartments - AD Part M, Cat 3, and Cat 2.
2. The regeneration of a large, unmanaged brownfield 'gap' site.
3. Improvements to the existing highway via the introduction of a new, 2m wide pavement - to improve links and public safety.
4. The potential to develop an attractive, landmark building at Reserved Matters stage, should the application be approved.

As a community leader, we would welcome your feedback and support for these very existing development proposals and improvements to the character of the local area.

Kindest regards,

Andy T

Public Consultation invitation email to local councillor Sandra Collins

From: Andy Titterton
Sent: 18 November 2024 15:04
To: cllr.joanne.green@manchester.gov.uk
Subject: Harpurhey: Rochdale Road - Public Consultation

Dear Councillor Green,

We're writing to you as Harpurhey Ward Councillor, to invite you to comment upon proposals for the construction of 27 no. apartments at the junction of Rochdale Road and Cockcroft Street prior to submission of an Outline planning application to be submitted to Manchester City Council.

Please click on the link below to access the Consultation document on our website. If you require any hard copy or electronic format drawings, please do not hesitate to let me know.

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4. The potential to develop an attractive, landmark building at Reserved Matters stage, should the application be approved.

As a community leader, we would welcome your feedback and support for these very existing development proposals and improvements to the character of the local area.

Kindest regards,

Andy T

Public Consultation invitation email to local councillor Joanne Green

From: Andy Titterton
Sent: 18 November 2024 15:05
To: cllr.pat.karney@manchester.gov.uk
Subject: Harpurhey: Rochdale Road - Public Consultation

Dear Councillor Karney,

We're writing to you as Harpurhey Ward Councillor, to invite you to comment upon proposals for the construction of 27 no. apartments at the junction of Rochdale Road and Cockcroft Street prior to submission of an Outline planning application to be submitted to Manchester City Council.

Please click on the link below to access the Consultation document on our website. If you require any hard copy or electronic format drawings, please do not hesitate to let me know.

<https://studiokma.co.uk/consultations/harpurhey-rochdale-road/>

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As a community leader, we would welcome your feedback and support for these very existing development proposals and improvements to the character of the local area.

Kindest regards,

Andy T

Public Consultation invitation email to local councillor Pat Karney

Appendix 2:

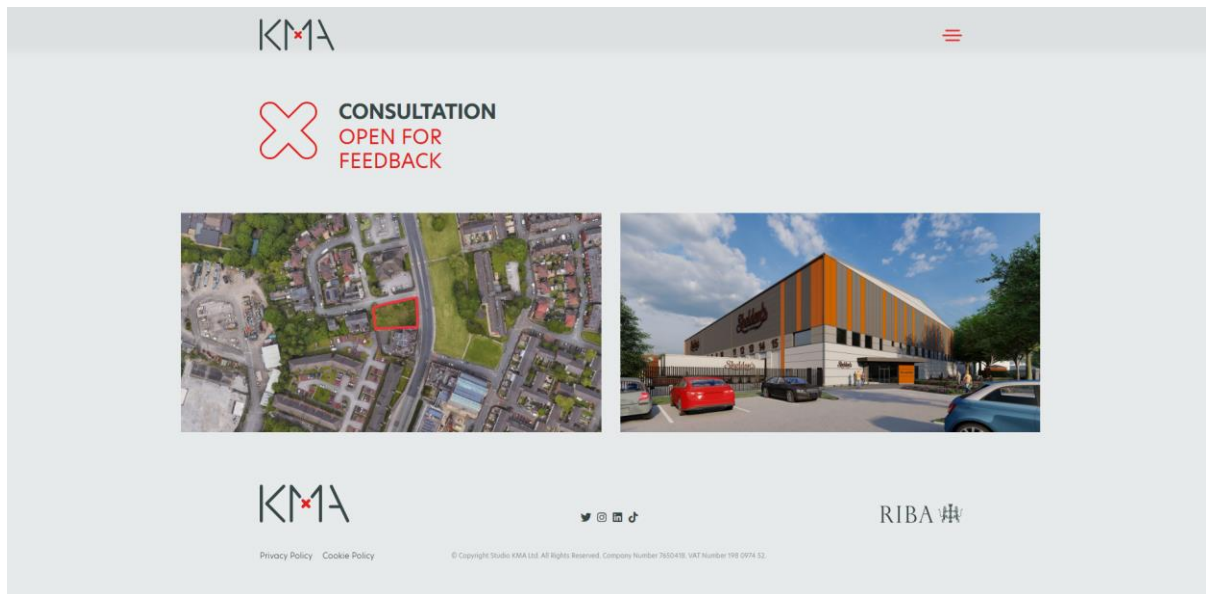
Public Consultation Invitation Letter Distribution Map



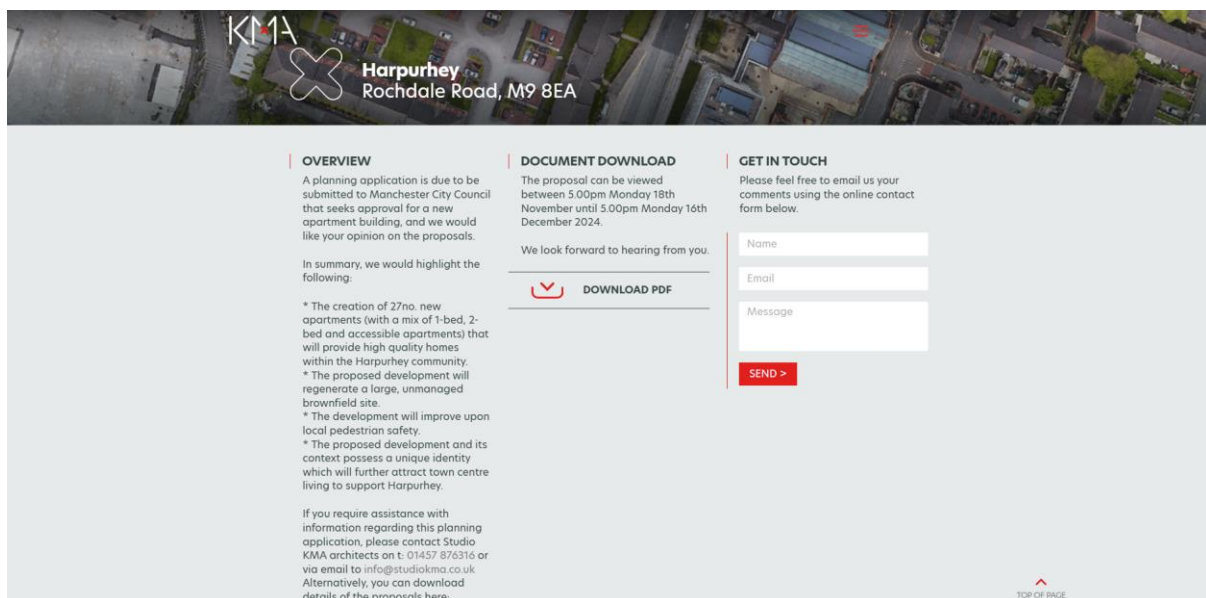
Public consultation invitation letter distribution map (area hatched blue).

Appendix 3:

Screenshots of Public Consultation Website



Public Consultations main website page



Public Consultation overview, document download and feedback page

Appendix 4:

Public Consultation Responses

Name: nicola tomlinson

Email: nicola.tomlinson@hotmail.co.uk

Message: Hello,

I am writing to provide my comments regarding the proposal for apartments at cockcroft street/rochdale rd, Harpurhey. I currently live on Cockcroft street with 3 young children. My worry about the development is the limited parking space for the amount of apartments that have been proposed. We currently have a problem with car parking on the street and the situation is becoming dangerous. We have a mosque and at prayer times, car drivers are battling for car parking on the street to the point that it is dangerous. People are parking on the pavements, grass verges and just about anywhere they can. Individuals from the college also park on the street due to limited spaces at the college. Staff members from the Gp surgery also use the street for parking as they also have limited parking spaces. Due to these situations, we have a high volume of traffic on the street. I have a disability which affects how far I can walk and both of my neighbours have disabilities and also a family across the street. We all need to have close access to our properties and your proposal of 10/12 parking spaces is not sufficient. I understand that you are providing bicycle spaces but people prefer to use cars for transport due to comfort. I would like to see this addressed.

yours faithfully,

Nicola Tomlinson

Sent from my iPhone

Name: Robert Pearce

Email: robertpearce67@yahoo.co.uk

Message: What are these property's occupants likely to be?