GPA Manchester Digital Campus

Statement of Community Involvement

Prepared by Counter Context Ltd

NOVEMBER 2024

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1. Introduction

1.1 Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of the Government Property Agency (GPA), hereby referred to as 'the Applicant', in respect of Phase 1 of the redevelopment of the Former Central Retail Park ("FCRP") site. It provides:

- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2021).

1.2 Site Location

The Site is located within New Islington and forms the western portion of the Former Central Retail Park, the redevelopment of which is a long-standing strategic priority for MCC. MCC endorsed a Strategic Regeneration Framework (SRF) for the Former Central Retail Park in 2023 ('the SRF'), which sets out the vision to create a high-quality, sustainable office district with an attractive public realm at its centre, including a new green space.

The Application Site bounded by Great Ancoats Street to the south, the Rochdale Canal and associated towpath to the west, Co-op Academy primary school and Cotton Field Park to the north and the remainder of the Former Central Retail Park SRF area to the east.

The Site is approximately 2.98 ha. and comprises vacant brownfield land, comprised mostly of hardstanding following demolition of the retail park that formerly occupied the Site.

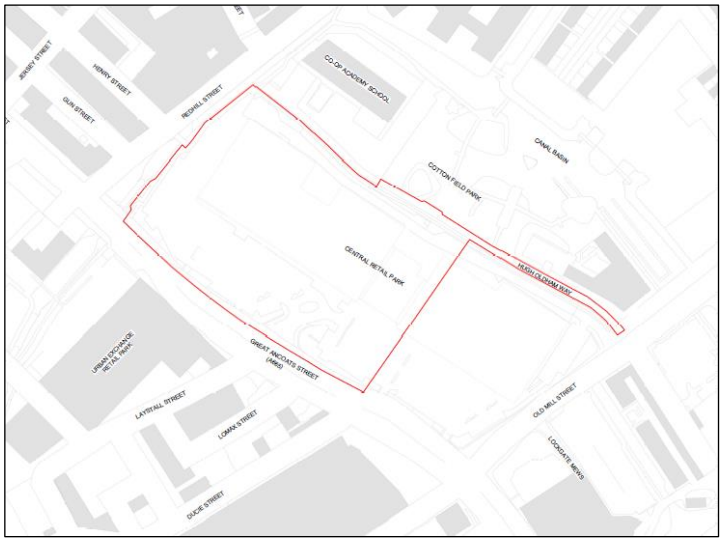


Figure 1: Site Location.

1.3 Overview of the Proposed Development

The development proposals for the Manchester Digital Campus (MDC) comprise:

1. A package of enabling works including the establishment of new site levels (including for the future Park development being brought forward by MCC under a concurrent separate application) and permanent boundaries, removal of services, highways alterations and other associated works; and,

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2. The development of a new civil service office campus including:

    - North Building comprising basement, ground plus seven floors of offices, plus enclosed and exposed rooftop plant up to 92.950 AOD;
    - South Building comprising basement, ground floor commercial uses, cycle parking, and occupiable office floorspace, plus six floors of offices plus enclosed and exposed rooftop plant up to Level 90.100 AOD;
    - Basement level accessible car parking of 50 spaces with access via Great Ancoats Street (plus 5 spaces associated with facilities management and operations);
    - The creation of new areas of public realm, including improved frontage to Great Ancoats Street, a Canal Plaza adjacent to the Rochdale Canal, and a new boulevard between the two buildings.
    - An area of private landscaping adjacent to the North Building enclosed by a boundary wall and a private garden adjacent to the east elevation of the South Building; and
    - Associated servicing and access arrangements.

1.4 Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2023).

Paragraph 39 of the NPPF states that:

> *Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*[1]

The NPPF goes on to state that:

> *[Local Authorities] should also, where they think this would be beneficial, 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, before submitting their applications.*[2]

…

> *Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*[3]

This Statement of Community Involvement also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

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[1] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2023, paragraph 39.
[2] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2023, paragraph 40.
[3] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2023, paragraph 132.

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Manchester City Council's adopted Statement of Community Involvement (2018) sets out '*how developers can ensure that there is an effective opportunity for people to comment and steer development'*[4].

In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

> *Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community…*
>
> *…The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:*
>
> - *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
> - *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
> - *A website set up by the developer*
> - *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
> - *Social media used by the developer to advertise the development and associated consultation events…*
>
> *…We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision-making process.*[5]

From the beginning of the development process, the Applicant set out to undertake a transparent and meaningful consultation with the local community. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels.

This Statement of Community Involvement reports on the pre-application community consultation undertaken with local residents as well as with key local stakeholders and local organisations. There has been extensive and detailed engagement with a range of statutory and other organisations relating to technical issues during the development of the scheme. This engagement is described within the relevant planning application documents and not in this Statement of Community Involvement.

2. Pre-Application Public Consultation Activities

2.1 Introduction

This section of the Statement of Community Involvement sets out the range of activities undertaken as part of this pre-application consultation, which ran for four weeks from **Tuesday 27 August to Monday 23 September 2024**.

This consultation followed a public consultation on the Draft SRF for Former Central Retail Park site in January 2023. Information presented as part of this previous consultation outlined a refreshed vision and a comprehensive approach to the future redevelopment of this key site in Manchester City Centre. It introduced the GPA's involvement in the site and plans to deliver government offices on the site as part of a first phase of development, as well as the key areas of public realm proposed: namely the Canal Plaza and The Boulevard.

[4] Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.
[5] Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, pages 33-34.

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Feedback received in response to consultation on the Draft SRF was considered by the Applicant as part of the development of the proposals.

The Applicant's pre-application consultation on the ran in parallel with a consultation run by MCC on its proposals for the development of a new public park within the FCRP site, adjacent to the Application Site ('the Park').

Feedback was sought on the two sets of proposals individually by the respective applicants, but with a coordinated approach to consultation information channels. This was to allow local residents and other stakeholders to understand both sets of proposals within the context of the SRF, providing a comprehensive update to those who participated in the public consultation on the Draft SRF last year (January 2023).

2.2 Engagement with close site neighbours

Co-op Academy New Islington

The Applicant, alongside the Park Applicant, held regular meetings with the head teacher and other member of staff at Co-op Academy New Islington, the primary school adjacent to the site. The Applicant held a total of six such meetings from 6 December 2022 to 16 October 2024 - throughout the development of the proposals.

These meetings included updates on the proposals and next steps, as well as practical discussions on areas such as changing the existing boundary fence to a wall to help prevent noise and dust during construction.

New Islington Medical Practice

The Applicant also held three meetings with the Practice Business Manager and other members of staff at New Islington Medical Practice, between 9 December 2022 and 20 October 2023.

Again, these meetings were held in coordination with the Park Applicant.

In the last of these meetings, it was agreed that the MDC proposals would have little impact on the Practice and hence there was no need for further direct engagement.

2.3 Other stakeholder engagement

The Applicant engaged extensively with Manchester City Council as landowner outside of planning meetings, including a series of update meetings with the Leader of the Council. Local councillors representing the Ancoats & Beswick ward were updated via the Leader.

2.4 Publicising the Consultation

2.4.1 Consultation postcard

A consultation postcard was delivered to all residential and business addresses located within a distribution area of **8,088 addresses** (see Figure 2 below) at the start of the consultation period.

The A5 sized postcard introduced the proposals for the former Central Retail Park site and directed recipients towards the consultation website to find out more and provide their feedback via the dedicated online feedback form or by email. The postcard also provided details of the two in-person consultation drop-in sessions held during the consultation period.

The consultation postcard is provided as **Appendix 1**.

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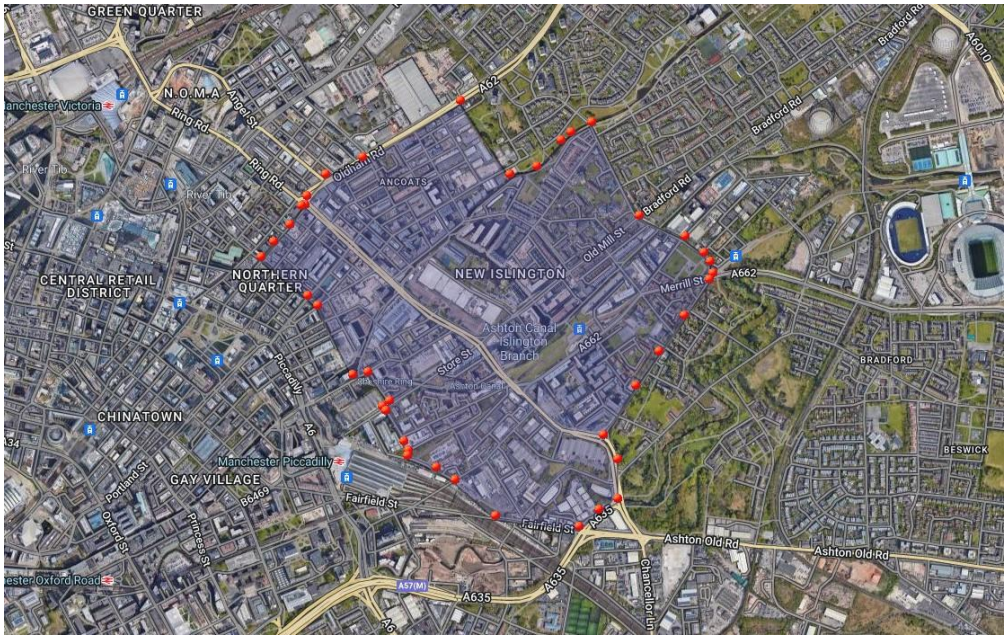


Figure 2: Consultation postcard distribution area.

2.4.2 Press release and media coverage

A press release was issued on **Tuesday 27 August** to a range of local, regional and national media publications to public both the Park and Phase 1 consultations. It provided introductory information about both sets of proposals and details of the public consultation, including the joint consultation website and in person drop-in events.

Articles subsequently appeared in the BBC, Manchester Evening News, Place North West, Insider Media, Construction Enquirer, Civil Service World, Manchester Confidential, Manchester Wire and I Love Manchester, among others.

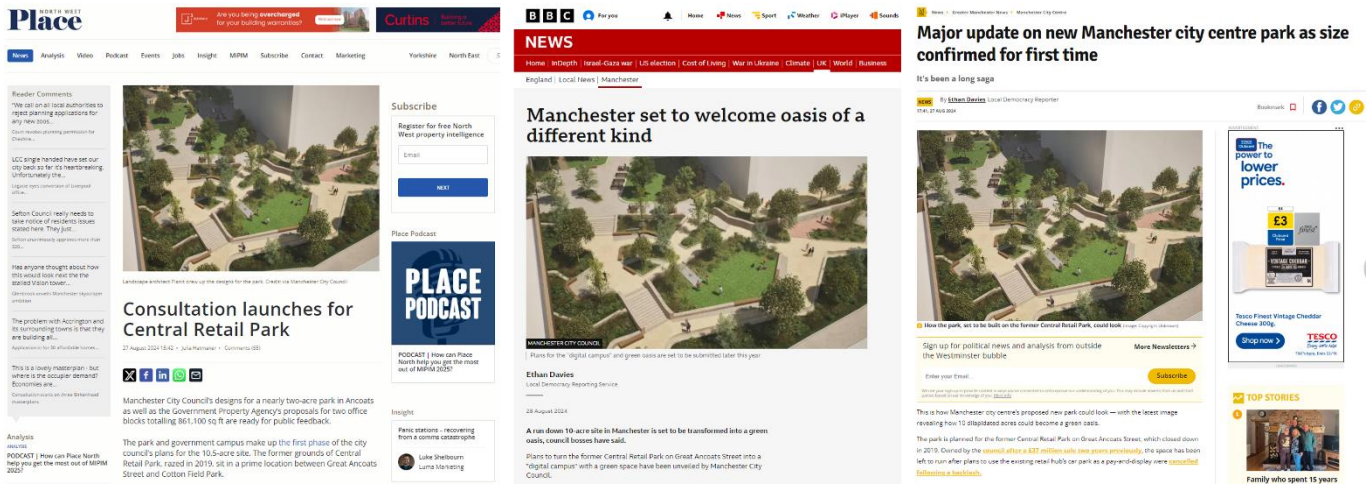


Figure 3: Screenshots of the articles about the proposals that appeared on the BBC, Place North West and Manchester Evening News.

2.4.3 Local stakeholder emails

A number of local and city-wide stakeholders were contacted directly by email on **Tuesday 27 August** (the day the consultation opened). The email provided a summary of the proposals being presented as part of both consultations (the Park and Phase 1), as well as information about the consultation process and an invitation to take part and provide feedback.

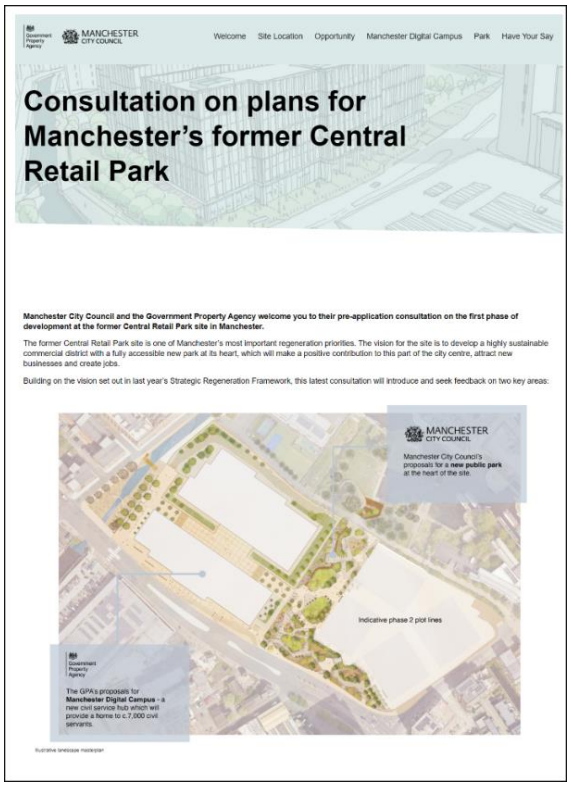
A full list of stakeholders to whom notification emails were sent is provided as **Appendix 2**.

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2.5 Consultation Website

A dedicated, joint consultation website (**www.fcrp-manchester.co.uk**) was updated to go live with all consultation information on **Tuesday 27 August 2024**.

The site provided contextual information about The Site and the SRF, with a page introducing the MDC proposals. A digital version of the consultation display boards was available to view and download from this page, with contact details for the consultation team and a link to the online feedback form clearly signposted on a **Have Your Say** page.



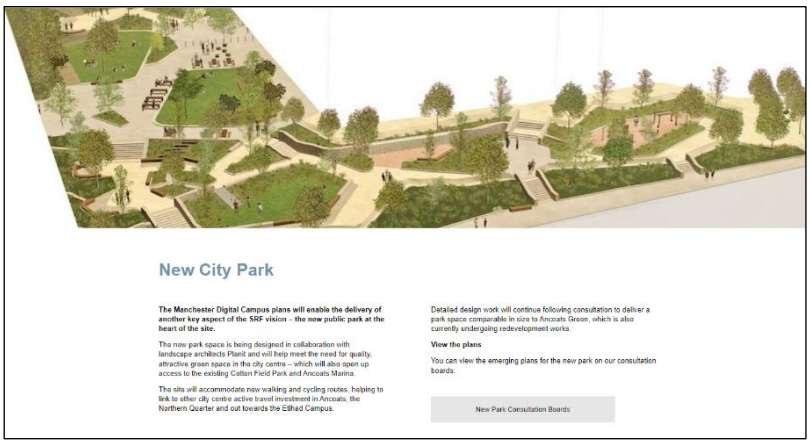


Figure 4: Screenshots of the consultation website (Left to right - Homepage and MDC page).

2.5.1 Website activity

The joint consultation website saw a total of **4,312 visits from 3,989 unique users** over the consultation period.

As the graph below shows, the largest number of visits occurred at the start of the consultation period – in response to publicity – with a smaller peak on the day of the consultation drop-in events.

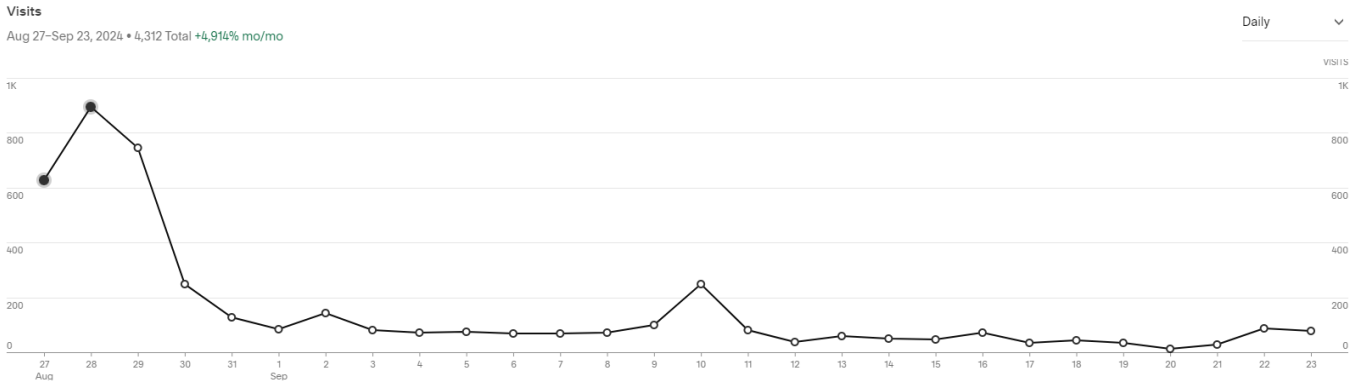


Figure 5: Graph showing the website activity during the consultation period.

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2.6 Consultation Drop-in Events

As part of the consultation, two public drop-in events were held on **Tuesday 10 September 2024**. Both sessions were held at Hallé St Peter's (40 Blossom St, Ancoats, M4 6BF), with the first taking place from 12pm to 2.30pm, and the second from 5pm to 7pm.

These were joint consultation events, allowing local residents, businesses and other stakeholders the opportunity to find information and provide feedback on both the MDC and Park proposals.

Representatives from the Applicant's team were present to answer questions and 9 display boards were displayed in an exhibition style presenting information about the scheme.

Printed copies of the questionnaire were available for attendees to submit feedback at the event. The event displays are provided as **Appendix 3** and the feedback form is provided as **Appendix 4**. Photos of the events are shown in Figure 7 below.

A total of 128 people attended the drop-in events, 54 at the first session and 74 at the second. A total of 55 people completed the consultation questionnaire on the MDC proposals across both events.





Figure 6: Photos from the consultation drop-in events.

2.7 Methods for Receiving Feedback

2.7.1 Email Address

The project email address (**info@fcrp-manchester.co.uk**) was publicised on the consultation website, allowing people to contact the consultation team with any questions, as well as offering an alternative channel to submit feedback.

2.7.2 Online Feedback Form

An online feedback form to provide feedback on was clearly signposted on the consultation website, accessed via a link on the **Have Your Say** page.

As the primary method for channel for consultation feedback, the feedback form (or questionnaire) invited respondents to share their views on the proposals overall, as well as specific aspects or areas.

Paper copies of the questionnaire were available at the consultation drop-in event for attendees to complete. The feedback form is provided as **Appendix 4**.

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3. Pre-Application Consultation Feedback

3.1 Summary of Feedback Received

A total of 174 responses were received during the pre-application consultation via the following channels:

Response Type	Number
Online feedback form	114
Paper feedback forms completed at consultation drop-in events	55
Emails[6]	5
Total	**174 responses**

All of the responses received during the pre-application consultation period have been logged and considered by the Applicant's team.

3.2 Analysis of Feedback

The consultation feedback form (or questionnaire) included a combination of closed (multiple-choice) questions asking respondents to select the most appropriate option(s) from a pre-defined list, and open questions allowing them to elaborate further and explain their responses through open text feedback.

Verbal feedback received at the consultation event and comments received through the open-text questions included in the feedback form and by email are summarised and responded to in **Section 4.1**.

3.2.1 Responses to Closed Questions

The consultation questionnaire included four questions to gauge respondents' views on the proposals as a whole, as well as priorities in relation to different elements of the proposals and preferences for ground floor commercial units.

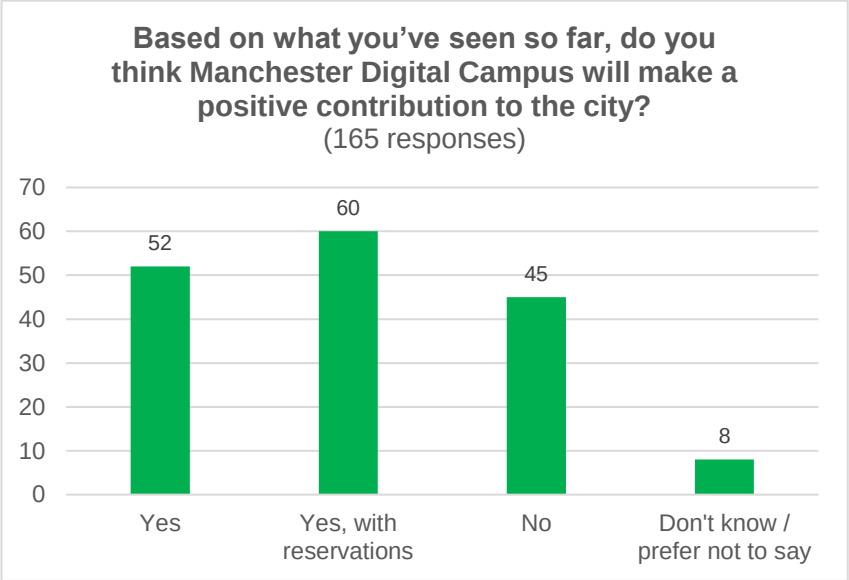
3.2.2 Positive or negative contribution to the city

Question 3 gauged respondents' views on the MDC proposals overall, asking whether or not they thought these would make a positive or negative contribution to the city.

As the chart below shows, the majority of those who answered this question felt the proposals would make a positive contribution (around 68% in total), but with the most popular response selected being 'Yes, with reservations'.

[6] A further five emails were received that requested information or clarification only and did not contain feedback. The Applicant's team responded to all enquiries received during the consultation period.

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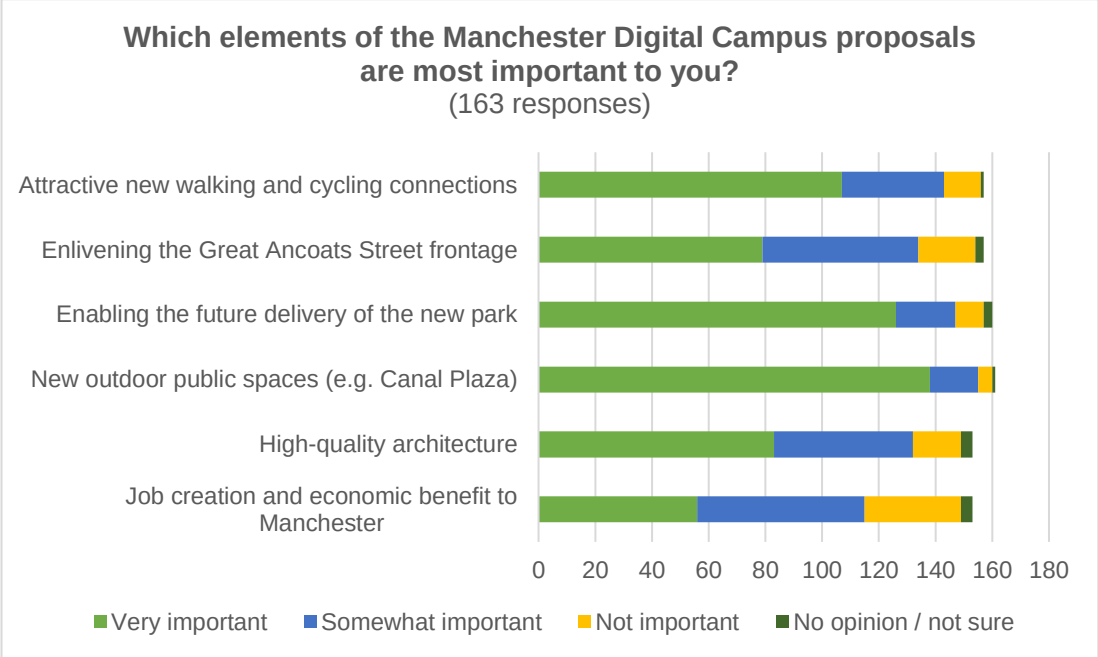


3.2.3 Benefits and priorities

The first question on the consultation questionnaire listed four elements of the MDC proposals and asked respondents to indicate which of these they felt were most important (using a rating of *Very important* to *Not important* for each).

As Chart 1 below shows, the three elements marked most frequently as *Very Important* were **New outdoor public spaces**, **Enabling the future delivery of the new park** and **Attractive new walking and cycling connections**.

The element with the least importance to respondents was Job creation and economic benefit to Manchester.

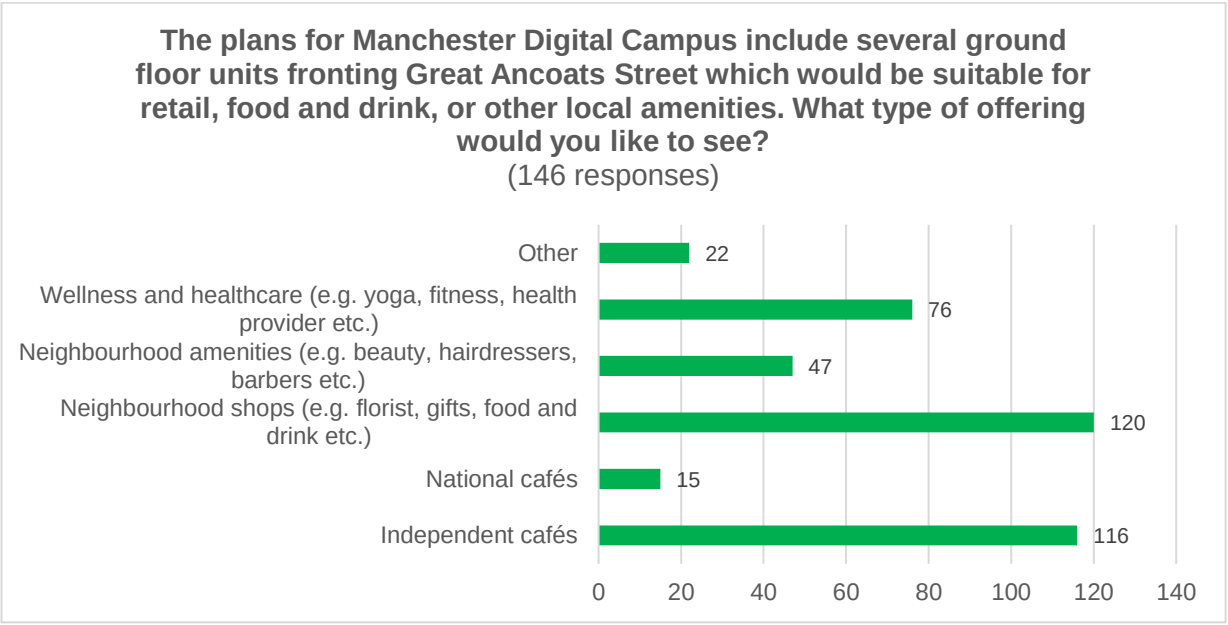


3.2.4 Preferences around local amenities (for ground floor commercial units)

Question 2 listed a number of potential options for local amenities that could be accommodated within ground floor commercial units as part of the plans and asked respondents to indicate which of these they would support.

As the chart below shows, neighbourhood shops and independent cafes were the two options most frequently selected.

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Some of those that selected *other* in response to this question gave examples of what they would like to see. These suggestions include:

- Bars and restaurants, with specific suggestions including a wine bar
- Local independent businesses, whether coffee shops, bars, restaurants or shops
- Gym brand complementing the current offer within the area
- Essential services and health provision (doctors, dentists, opticians etc.)
- Community leisure facilities or centre
- Outlets for fresh food – e.g. greencrocers
- Creative spaces e.g. fashion, art gallery or venue offering classes
- Skating facilities – or accommodation of the existing temporary skatepark on the site.
- Other non-commercial uses such as allowing for a larger area for green space, a children's playground, the proposed park adjacent, or parking provision

4. Consideration of Pre-Application Consultation Feedback

4.1 Consideration of Issues

An extensive summary of the issues raised by respondents and how they have been considered and responded to by the Applicant is provided in the following table.

Topic	Applicant Response
Benefits, need and justification	
Comments expressing support for the proposals, in some cases referring specifically to the concept of a digital campus for the civil service – for example underlining the importance of digital skills and technology.	These comments have been noted.
Supportive comments highlighting aspects of the proposals, including providing new connections and facilitating the delivery of the new park on the site and improved public realm. Some of these respondents feel the proposals will help bring the site back to life – for example noting the site is currently empty and disused or referring to it as a 'blight'.	

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Supportive comments referring to the potential wider benefits associated with the proposals, including: creating jobs and encouraging further investment and economic growth; long-term benefits to the local area through increased footfall to Ancoats businesses, as well as new businesses and amenities; supporting wider regeneration – for example in East Manchester and Piccadilly East.	
Comments questioning the need for the proposed development or new offices on the site generally. These include suggestions that: • An office building is not appropriate to this particular location– for example noting the residential nature of the surrounding area or suggesting it is not a central location • The GPA/Civil service can find another site more suitable. • The need or demand for new office buildings in general is questionable in light of hybrid/remote working – for example citing occupancy rates and empty buildings. • The proposals would mean that the new buildings are too dependent on public money – a diversity of occupiers would make the site more resilient.	Continued demand for office space in the city is a result of Manchester's success in attracting business and organisations to the city. As a result, Manchester City Council has identified the need for new modern offices and that the Former Central Retail Park (FCRP) is an ideal location. In particular, the site represents an opportunity for new, high quality and sustainable office space at a scale and standard that meets the requirement of potential occupiers. The GPA conducted a site search before identifying this site as the best site to meet its needs and providing the opportunity for it to develop a campus focused around digital skills. The refreshed framework for the site (the SRF) responded to interest from the GPA to locate government offices on the site. The Applicant's proposals are not a speculative development, but designed to meet the needs of the Civil Service. This first phase of development will act as the catalyst for the development of the remainder of the FCRP and the phase 2 land provides the opportunity for private sector investment to attract diverse occupiers.
Comments expressing the view that the proposals do not help meet the needs of surrounding communities or provide 'public benefit' more widely – often referencing other potential uses they feel would better do so. In particular, many of these comments suggest that a larger park or area of green space should be prioritised within the former Central Retail Park site – either instead of the MDC proposals or that the footprint or number of buildings proposed as part of Phase 1 should be reduced to allow more space for a larger park.	Since the refreshed SRF was adopted last year, the GPA has prepared proposals for a new office campus in Manchester focused on digital skills, which will house circa 7,000 civil servants. Circa half these jobs are still to be recruited drawing about the talent pool in Manchester. The scheme will also provide job opportunities and apprenticeships in construction and retail jobs. By locating a digital campus in Manchester, this will help to strengthen this expanding sector of the city economy, helping to meet another Council objective. The investment by the GPA is important to help fund the delivery of the new park and the proposals also include the GPA undertaking works to create the levels of the new park and contribute to future maintenance costs The proposals also involve creating new areas of high-quality public realm and creating safe and attractive new connections across the former retail park. The scheme will also deliver
Comments requesting more information or clarifications around the proposals or the concept of a digital campus for the civil service – for example asking: • What type of jobs that would be created by the MDC proposals, what proportion of these would be new (as opposed to existing jobs relocated) and where these would be advertised. • What a digital campus for the civil service entails and how and how it would be used.	

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• What the benefits of such a facility - to the digital sector in Manchester as well as local residents. • Whether dedicated outside spaces would be available for the civil servants working in the building or whether they would use the new park proposed.	new retail accommodation on Great Ancoats Street meeting a long-term aspiration of the Council and providing new shops and facilities for local residents as well as users of the campus As well as contributing to the vibrancy of the neighborhood and the range of amenities, a high-quality scheme on this site will continue the regeneration of Ancoats and strengthen the local economy.
Design approach	
Supportive comments highlighting the design as a positive attribute of the proposals. These include comments expressing appreciation for the modern design of the buildings, as well as the stepped façade helping to reduce the visual impact of the massing.	The comments have been noted.
• Criticisms of the design e.g. that it is design is 'poor', 'bland', uninspiring or lacking interest. • Scale, façade and 'concrete' materiality makes the buildings 'daunting'. • The design is not 'Manchester', in terms of ambition and style – with office buildings in St Peter's Square cited as an example. • The design is not in keeping with Ancoats heritage or the conservation area and should better fit with local character.	The Applicant has carefully considered the surrounding context in the design of the buildings, the façades and choice of materials and colour tones. The buildings have been carefully designed to meet the needs of the users and to create high quality sustainable civic buildings with long term appeal that will define the character of this campus and future developments in the area. While the site is not located within a conservation area, we are very conscious of the fact that it lies just outside the boundary of the Ancoats Conservation Area that includes a number of Grade II* and II Listed historic mills. The historic environment has been a key consideration in the design development including influencing the height, form and finishing of the buildings to be sensitive to the adjacent Conservation Area and Listed mill buildings. An assessment of the historic environment, including archaeology and historic buildings, is being undertaken as part of the Environmental Impact Assessment that will be submitted with the forthcoming planning application. The two buildings proposed have been designed to complement and enhance the setting of the Conservation Area and the listed mill buildings. The massing of the buildings is a response to its context in particular the relationship to the listed mill buildings across the canal and the school to the rear. The setbacks to the boundaries and the stepping of the building frontages are also a key part of respecting the neighbouring buildings. The façade materials and colour palette have been carefully selected to create buildings that reflect the civic nature of the development whilst incorporating reference to local context within the colour choice of exposed aggregates. The
Other comments and suggestions in relation to the design, including: • A couple of comments stating that high quality architecture is needed on the site (both generally and with reference to surrounding historic architecture). • A comment expressing the view that a more inspiring style of civic architecture is needed for a public sector building. • Suggestion for use of brick facades to complement surrounding buildings. • A suggestion that Jersey Street I Ancoats offers an example to follow in terms of complementing the historic architecture of the Conservation Area, with building styles designed to follow an overarching approach to colour scheme and materiality.	
Comments expressing concern that the proposed design is not in keeping with Ancoats heritage or the conservation area and should better fit with local character.	

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	designs have been developed in consultation with MCC, English Heritage and other relevant stakeholders. Whilst the conservation area and listed buildings are a very important aspect of the context it should be noted that the site is not in the conservation area and bridges the gap between this and the modern buildings on the other sides of the site.
Comments and suggestions around the layout of the buildings on the site, including that: • The arrangement of the two buildings parallel to Great Ancoats Street creates an imposing 'wall' • The buildings on the former Central Retail Park site as a whole should be arranged around the three edges of the site to the west, with the new park extending from Cotton Field Park into the centre. This would allow more space to expand an already successful urban park, while shielding it from a busy main road. • The layout of buildings on this part of the site should follow a grid-based approach complementing the surrounding streets and adjacent former Mill building complexes in Ancoats.	Development on the Former Central Retail Park site is guided by the SRF for this site. The layout of the development parcels has been strategically designed with a green buffer zone separating them, which is in alignment with Cotton Field Park. Additionally, this green area serves as a connecting bridge between the two development parcels. Within the Phase 1 site, the Applicant's design proposals have developed responding to the specific requirements of the Civil Service for the site, focused around two buildings. The layout of the two buildings has been designed to maximise the South building's frontage with Great Ancoats Street and minimise the visual impact on adjacent residents on Redhill Street, as well as allowing for a new public route across this part of the site (The Boulevard). The site is currently vacant and the missing piece of urban grain that is proposed to be resolved with these prominent civic buildings sat along Great Ancoats Street that have been stepped to respond to the curve in the road and enable the overall scale of the elevation to be broken down into appropriate sized facades. This street edge is also proposed to be activated at ground floor by new retail and a high quality and generously proportioned pavement.
Height and massing	
Positive comments on the height of the proposed buildings on the grounds that they do not appear to be too high or are not 'high rise'.	These comments have been noted.
Comments expressing concern that the proposed buildings are too tall. In some cases this concern is expressed in terms of the potential for these new buildings to be overbearing in relation to other buildings in the surrounding area – particularly the historic former mill buildings on Redhill Street and the neighbouring school.	Both buildings have been designed to celebrate and enhance this location, but with consideration for how they fit into the surrounding context. The height and massing of both buildings respond to the context of this emerging skyline, with the design contributing to its character and sense of place. The footprints and massing are consistent with the principles set out in the adopted SRF and the overall building heights - of between 7 and 9 storeys - are lower than in the SRF showing sensitivity to the neighbours.
Concerns that the new buildings would overshadow and impact daylight to surrounding residents and uses. Some of these comments raise specific concerns about the potential impact on: • Residents of New Islington Marina as well as Redhill Street.	

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• New Islington Marina and Cotton Field Park. • The neighbouring school (Co-op Academy New Islington) A comment that the massing and height should be bigger than proposed, with the objective of growing the city core and creating a new CBD.	The SRF envisaged lower building heights towards the Redhill Street side of the site, responding to the scale of the Ancoats Conservation Area and Co-op Academy New Islington school. The scale and mass of the new offices envisaged in the SRF was informed by careful consideration of the site and its context, including daylight analysis and surrounding architecture. The buildings have also been positioned further away from Redhill Street than the SRF suggested to respect the scale of listed mills.
Public realm and landscaping	
Suggestions that more landscaping and trees should be included on the 'canal side' of the site (i.e. along the Rochdale Canal towpath).	The setback of the buildings facing Redhill Street has also facilitated the creation of a public realm space called Canal Plaza that connects the campus to the Rochdale Canal with comprehensive landscape proposals that extend to the canal edge and original canal towpath designated with cobblestones. Canal Plaza is formed with a lower and upper section to deal with the level changes of the site which are connected with a choice of slopes and steps to enable both spaces that are accessible to all. The lower and upper sections each contain proposals for a row of mature trees to establish themselves as a prominent feature of the space and complement the user experience alongside either the busier upper section activated by retail spaces with outside seating areas that spill-out into Canal Plaza, or the lower more contemplative area adjacent to the canal.
Comments around the existing vegetation on the site, one of which asks whether/how much of this will be retained. Another suggests that existing trees along Great Ancoats Street should be retained, as they are needed in this location.	A detailed review of the existing site vegetation was undertaken with a view to retain as much of it as possible however it is not possible to retain any of the existing vegetation as part of the proposed new development.0 Much of the existing tree canopy is located along the northern Site boundary to the school but has self-sown around various boundaries and retaining walls. The requirement to adjust the levels significantly in this area of the Site has resulted in the need to remove this vegetation. The vegetation along the southern perimeter is also affected by the new levels required for access or to accommodate the new building footprint. Careful consideration has been given to the replacement of trees on the site and also the size of proposed trees. The majority of the trees will be specified at 30cm+ girth semi-mature as shown within the planting schedules which contributes significantly to biodiversity net gain.
A comment stating that more information or detail is needed on the proposals for the Canal	The proposed Canal Plaza provides a welcoming and attractive new public realm

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Plaza – noting that some nearby residents on Redhill Street will overlook this space.	alongside the Rochdale Canal in the northeast corner of the site. Information on these proposals was provided on the consultation boards displayed at events and available from the consultation website. Further information on the Canal Plaza proposals is provided within the Design and Access Statement alongside a comprehensive pack of planning drawings.
A comment suggesting that the public realm proposed on the site does not extend far enough along Great Ancoats Street.	The proposed public realm space in front of the South building spans the full site frontage to Great Ancoats Street from Canal Plaza to the new park. This public realm will enable office activities including the building's main entrance and parking/ servicing access to be embedded into a generous pavement and tree line street edge that will be activated by retail units along the entire frontage of the building.
A suggestion that the use of public realm space by shops – i.e. through outside tables and street furniture – should be encouraged.	The proposed ground floor retail units facing onto the Canal Plaza include outside seating and tables. Public seating is also included as part of the proposed public realm facing on to Great Ancoats Street.
Active frontages / ground floor uses and amenities	
Comments and suggestions around the type of amenities and uses that could be included within ground floor units and how these should be selected. One of these suggests that amenities should be carefully selected to ensure they compliment or don't adversely impact Ancoats' existing range of businesses. Another suggests that the uses included within the site should ensure that it remains active outside of weekdays and office hours.	The Applicant acknowledges respondents' suggestions and feedback on active frontages as part of the consultation. This feedback will help to inform the retail strategy for selecting the types of tenants. The intention is to create a retail offer which serves local residents as well as users of the campus, complements the existing facilities locally available and is open into the evening and at weekends.
Suggestions for alternative uses to be included within ground floor commercial units, including: • Bars and restaurants, with specific suggestions including a wine bar. • Local independent businesses, whether coffee shops, bars, restaurants or shops. • Gym brand complementing the current offer within the area. • Essential services and health provision (doctors, dentists, opticians etc.). • Community leisure facilities or centre • Outlets for fresh food – e.g. greencrocers. • Creative spaces e.g. fashion, art gallery or venue offering classes. • Skating facilities – or accommodation of the existing temporary skatepark on the site. • Other non-commercial uses such as allowing for a larger area for green space, a children's playground, the proposed park adjacent, or parking provision.	

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Comments expressing the view that more active frontages should be included within the plans. Some of these respondents suggest that additional active frontages should be included in particular locations, such as on the ground floor of the north building, and facing the Rochdale Canal towpath or the Park. One cites Circle Square as a positive example of more extensive active frontages.	The Applicant has worked closely with The Local Planning Authority in designing the retail provision to be included within the proposals. The agreed approach focuses the retail provision on Great Ancoats Street to reinforce the key public route and create a strong retail offer in this location.
Sustainability	
A positive comment on the 'sustainability model' of the MDC proposals.	This comment has been noted.
A couple of comments questioning the sustainability of the proposals, for example stating that: • They do not appear to include solar or wind panels. • New buildings are less sustainable than utilising existing ones, in the context of the climate emergency. • Allowing more space for trees, nature and biodiversity would be a more sustainable use of the site.	Sustainable design considerations have been considered throughout the design development including: • Environment - Biodiversity & Ecology • Resources - Circular Economy & Embedded Carbon • Adaption - Resilience & Retrofit • Connectivity - Physical Infrastructure • Economic Sustainability • Energy & Carbon – Operational • Wellbeing – Human Centred Design • Community – Connectivity Some examples of this includes; the adoption of large expanses solar (photovoltaic) panels on the roof of both buildings; enabling the buildings to be suitable and adaptable over the longer term; improvements to the site ecology and biodiversity, achieving accreditation for BREEAM Excellent and NABERS 5*, as well as considering the diverse range of users for both the buildings and the public realm spaces.
A comment questioning how sustainability has been considered in the proposals- for example whether solar or wind panels are proposed.	
Concerns around operational impacts	
Respondents expressed concern about a range of potential impacts the MDC could have on the local area once built and in operation – often citing the figure of 7,000 workers being accommodated on the site. These include: • Concern around overdevelopment – in terms of the scale in relation to demand and the site. • The potential impact of such a large 'influx' of office workers on the character of a local area that is primarily residential.	The vision for the site, as established by the SRF, responds to and complements the mix of uses currently surrounding the site, which includes a school (Co-op Academy New Islington) and a GP surgery (New Islington Medical Practice), a shopping centre and gym (Urban Exchange), existing hotel (Residence Inn Manchester Piccadilly) and proposed hotel, as well as other uses. The size and nature of the proposed development responds positively to the principles set out in the SRF and is appropriate for a city centre site. The Applicant has comprehensively assessed and considered potential impacts associated with the proposed development through an Environmental Impact Assessment (EIA). The result this is an Environmental Statement for the proposal that includes chapters on Socio-Economic Impacts and Human Health (along with many other chapters covering a wide range of topics) which examine any potential impacts (positive and negative) on the surrounding community and appropriate mitigation.

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Comments expressing concern about the potential impact of the proposed development on local roads and traffic, including increased traffic, pollution and pressure on parking. Some of these respondents note that only minimal parking provision is proposed or reference existing issues they believe will be exacerbated - for example that Redhill Street and other local roads are already congested at school drop off and pick up times or that on-street parking is already an issue and that a parking scheme is needed.	The Applicant considers that the level of car parking proposed is unlikely to generate significant levels of traffic and should not materially affect the adjoining transport routes in a manner that would create any significant levels of additional congestion or environmental problems. Traffic modelling undertaken and shared with TfGM shows the impacts are not significant. The scheme includes minimal car parking and the Civil Service actively encourages sustainable forms of transport, which will be set out in the Travel Plan. The site was carefully selected because of its access to Piccadilly Station and its strong public transport connections. An Air Quality Assessment, Traffic and Transport assessment as well as a Transport Statement and Travel Plan will be submitted in support of the planning application. A Travel Plan will set out initiatives to encourage workers and visitors to the development to make sustainable transport choices that the GPA, as owner and occupier, has committed to delivering through a monitoring and managing process once the buildings are occupied.
A comment expressing concern that the proposed development will affect safety and increase antisocial behaviour.	The site is currently and only used informally in a temporary capacity. By bringing the site into active use – through both the office buildings as well as areas of public realm proposed, the proposals will help to increase safety and discourage anti-social behaviour. The design and management of the proposed development will help to minimise anti-social behaviours with high levels of surveillance.
Access and Connectivity	
Comments highlighting the need for accessibility to be considered in the proposals, particularly in relation to public realm – with a specific suggestion to include public toilets. Considering the needs of older people – noting that a growing number are choosing city living.	The development has been designed to class-leading inclusive and accessible design standards to ensure it can be easily used by a wide and diverse range of people. The GPA standards go above and beyond what is included in the MCC 2003 guidance document Design for Access 2. This extends to the internal environment and well as the external one. Public Ream spaces have been design with the following: • Smooth, level external floor surfaces • Level access on all door thresholds • Retail unit floor levels to match external ground levels • Choice of ramp and stair routes to navigate level changes in the public realm • Using the shallowest possible gradients

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	• Improved environment for pedestrians (including people using wheelchairs and other mobility aids) along great Ancoats Street and canal towpath The Applicant will share any relevant feedback with the Council in relation to public facilities that could be provided a part of the new Park.
Suggestions for more cycling routes to be created through the area, linking into TFGM's Bee Network. A suggestion that consideration should be given to addressing the fact that Great Ancoats Street currently acts as a 'barrier' in terms of wider access.	The proposals involve creating safe and attractive new connections across the former retail park site, which will be permeable for cyclists and pedestrians moving across and between the site and adjacent open space. These new connections have been designed with consideration for existing crossing pedestrian crossings on Great Ancoats Street. The Applicant is committed to encouraging sustainable transport and cycle parking is a major component of the proposals, to be provided on-site. There is an emphasis on cycle storage provision and changing facilities to promote healthy community and active lifestyles. 320 cycle spaces will be provided across the two buildings. The Applicant will consider working with local partners – particularly Manchester City Council - to help facilitate wider improvements for onward connections beyond the site where possible. The Applicant will share any relevant feedback with the Council in relation to walking and cycling routes outside of the site.
Comments expressing concern that Hugh Oldham Way should remain accessible for the school and GP practice. Dropping the access road (Hugh Oldham Way) to allow for better pedestrian connection between the whole site (particularly the new park) and Cotton Field Park. Suggestion for a cycle route to be created parallel to Great Ancoats Street linking to Redhill Street (along part of Hugh Oldham Way).	In line with the vision for site set out in the SRF, Hugh Oldham Way will remain in its current state and function - providing continued access to the school and GP practice – the proposals do not impact on this access. Pedestrian access will be extended to the new Park from Cotton Field Park, which is covered by a separate application. The Applicant will share any relevant feedback with the Council in relation to walking and cycling routes outside of the site.
Other comments and suggestions	
Suggestions for a range of alternative uses put forward by those who express the view that the MDC proposals were not the most appropriate use for the site. The largest group of such comments was those calling for more green space or an increase in the size of the park. Other suggestions include: • Residential use – including affordable housing, a care home or hotel • Leisure and recreation uses or activity spaces (including skateboarding, a swimming pool or a covered sports facility)	As the first phase of development on the former Central Retail Park site, the MDC proposals – together with plans for a new city park being brought forward by Manchester City Council – will start to bring the site back to life. This will involve creating safe and attractive new connections across the former retail park with high quality new public realm and repairing the gap Great Ancoats Street with active frontages. MDC will also play a key role in bringing the site into use at different times.

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• Uses or plans 'generated' or chosen by the community • Civic use – e.g. a library, museum, or community centre • More pedestrianised areas and cycle links • Food shopping provision – e.g. a supermarket or convenience store • Social and health infrastructure e.g. GPs, dentists etc • Larger shops or retail outlets	As well as contributing to the vibrancy of the neighborhood and the range of amenities, a high-quality scheme on this site will continue the regeneration of Ancoats and strengthen the local economy. The vision for the site set out in the SRF responds to and complements the mix of uses currently surrounding the site, which includes a school (Co-op Academy New Islington) and a GP surgery (New Islington Medical Practice). The Applicant's proposals are in line with the SRF and meet the aspirations of the City Council to delivery new offices and jobs in the city centre. The investment by the GPA helps to pay for the new park and acts as a catalyst for wider regeneration. The inclusion of ground floor commercial units within the proposals allow for supporting uses alongside the new office buildings.
A small number of comments in relation to Phase 2, including requests for information on what these plans will entail – particularly the amount of office space proposed – and expressing reservations about this future phase. Others suggested uses that should be included as part of Phase 2, including more green space and leisure facilities (padel courts, basketball etc, activity spaces).	Phase 2 is outside the scope of this application. The Applicant will share any relevant feedback with the Council in relation to future proposals for Phase 2.
There were also a couple of positive comments about events, including that the team at the event were very helpful.	These comments have been noted.
Comments on the consultation process included a criticism of the process as inadequate and suggesting that guidance should be followed.	The Applicant considers that the consultation process has been robust, allowing the local community and other stakeholders to comment on the proposals in a meaningful way. Consultation activity undertaken is documented in this Statement of Community Involvement.

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5. Conclusion and Influence of Consultation on the Proposals

The consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2023) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

The comments received during the pre-application consultation have been considered by the Applicant's team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

Overall, the response to the consultation has been positive and has enabled the Applicant to refine the MDC proposals in response to feedback received. Feedback around ground floor commercial and retail uses in particular, will help to inform the retail strategy for selecting the types of tenants.

The Applicant would like to thank all those who have provided their feedback during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

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6. Appendices

Appendix 1: Consultation event displays

1

Government Property Agency

MANCHESTER DIGITAL CAMPUS

THE OPPORTUNITY

The Government Property Agency (GPA) is developing proposals for a new office campus in Manchester focused on digital skills.

Manchester Digital Campus will be the home to c. 7,000 civil servants from several departments.



Why Manchester?

- Ability to draw on a growing digitally-focused workforce in and around the city.
- The emerging pipeline of talent coming from the city's universities and other educational institutions.
- Opportunity to bring together the city's existing Civil Service workforce in an accessible location – driving efficiency and productivity, as well as greater collaboration.

What will Manchester Digital Campus bring to the city?

Substantial economic benefits on the back of the GPA investment, during both construction and operation.	Repairing the 'gap' in Great Ancoats Street, with new shops.
Home for up to 7,000 civil servants, jobs in retail and circa 6,000 construction jobs.	Enabling the new park through the GPA investment, by undertaking enabling works and contributing to the design and future maintenance costs.
Safe and attractive new connections across the former retail park with high quality new public realm.	Providing the catalyst for wider redevelopment of the site and further investment in Manchester.

2

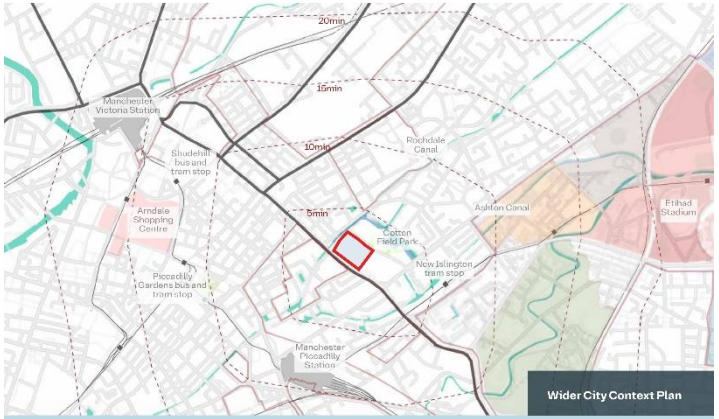
Government Property Agency

MANCHESTER DIGITAL CAMPUS

THE DEVELOPMENT BRIEF

The GPA's vision is to create great workplaces that enable and inspire everyone to be their best, and to invest in locations to support regeneration and deliver socio-economic benefits for local communities.

When the GPA was looking for a suitable site in Manchester to meet the Civil Service's needs, the former Central Retail Park was the obvious choice given its size, access to public transport and the opportunity to work with Manchester City Council to deliver its vision as set out in the Strategic Regeneration Framework (SRF).



Wider City Context Plan

Key elements of the brief

- A new campus including two office buildings of **c.80,000 sq m** to meet the Civil Service need.
- Designed to house up to **7,000 civil servants.**
- **High quality architecture** and designed to the latest standards.
- Ground floor **retail units** fronting onto Great Ancoats Street.
- High quality **new public realm** along Great Ancoats Street and the Rochdale Canal.
- Targeting **NABERS 5* and BREAAM Excellent** sustainability targets.

3

Government Property Agency

MANCHESTER DIGITAL CAMPUS

THE SITE

The proposed site for Manchester Digital Campus is the western half of the former Central Retail Park site, next to the Rochdale Canal Towpath, and covering 5 acres of the 10.5 acre site. This brownfield site has been vacant since the Central Retail Park was demolished in 2019.

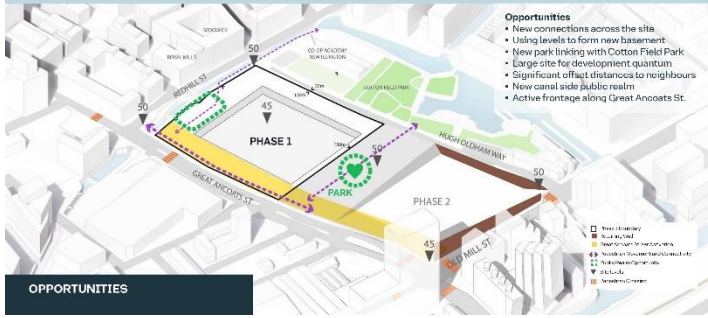


CONSTRAINTS

EXISTING PHOTOS



1 School Boundary 2 Site From Old Mill Street 3 Canal Towpath 4 Site From Hugh Oldham Way 5 Hugh Oldham Way



OPPORTUNITIES

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4

Government Property Agency

MANCHESTER DIGITAL CAMPUS

DESIGN DEVELOPMENT

The aspirations and principles in the adopted SRF have informed a set of design principles, which have guided the design approach to Manchester Digital Campus.

Flagship Design | Efficient | Sustainable | Resilient | Contextual | Human Control

Design Principle 1 - Existing Vacant Site - A Gap in the City's Urban Fabric



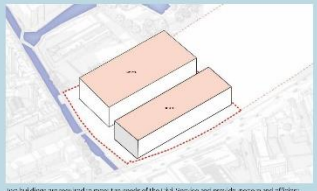
The vacant site and missing piece of urban grain provides the opportunity to deliver modern new offices to meet the Council's policy to support business growth and consistent with the adopted SRF. A high quality scheme on this site will contribute to the regeneration of Ancoats and strengthen the location's vitality.

Design Principle 2 - Distinctive Masterplan and Public Realm Spaces



Prior to commencement of the emerging SRF, the adopted SRF showed indicative floor plates together with new public realm including enhancing Great Ancoats Street with retail accommodation, and a new Grand Place providing a space public realm, enhancing the setting of the Conservation Area and the listed mill buildings.

Design Principle 3 - Meeting the Requirements of the GPA

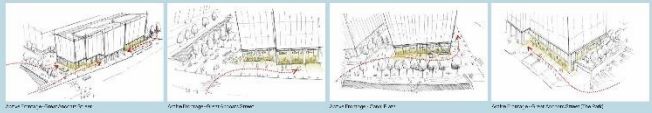


The buildings are designed to meet the needs of the GPA's brief and provide modern and efficient offices. The footprints and massing are consistent with the surrounding context in the area, and the separation distances between the buildings are over 18m in the SRF, ensuring privacy to the neighbours.

Design Principle 4 - A Civic Campus



The proposals aim for a high quality, modern new campus across the needs of the GPA's brief. Stepping of the building frontages helps to create distinctive spaces, frontage to Great Ancoats Street and also maintain respectful distances from the mill buildings and school.



5

Government Property Agency

MANCHESTER DIGITAL CAMPUS

DESIGN PROPOSALS





A great environment

Safe
Safe and secure.

Inclusive
Accessible for everyone.

Digital
Digital tools to support teams and locations.

Choice
Choice in how and where to work.

Wellbeing
Health and wellbeing are supported.

Community
Friendly, social and vibrant.

Sustainable
Highest environmental standards.

Services
Responsive services with a human touch.

Journey
Easy to access by public transport.

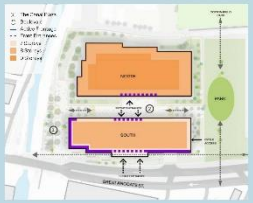
Condition
Modern, good quality facilities are available.

6

Government Property Agency

MANCHESTER DIGITAL CAMPUS

ACTIVATING GREAT ANCOATS STREET



The SRF set out a placemaking vision for a series of key spaces within the public realm. Manchester Digital Campus will deliver two of these key spaces: the Canal Plaza and an activated frontage to Great Ancoats Street

Activating Great Ancoats Street
An activated, vibrant and attractive street frontage to Great Ancoats Street will include new shops, an office entrance and generous footway. The high quality public realm will include a line of bollards to separate pedestrians from vehicles servicing and entering the site and the vehicles on the public highway.





Landscape precedents and materials

counter context
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7

Government Property Agency

MANCHESTER DIGITAL CAMPUS

CANAL PLAZA

A new arrival space, providing a welcoming and accessible entry to the site, embracing the canal and waterfront setting, opening the view to the conservation area and providing a high quality space to dwell with trees and attractive planting.





Landscape precedents and materials

The Boulevard

This route, which runs between the two new buildings, primarily serves as the entrance route for these buildings. It will include high quality paving and lighting, and incorporate artwork celebrating digital technology. As the boundary wall returns around the building, opportunities to include artwork will continue, with the eastern and western boundaries celebrating the history of the site and surrounding area, and the northern boundary to the school including artwork appealing to children.

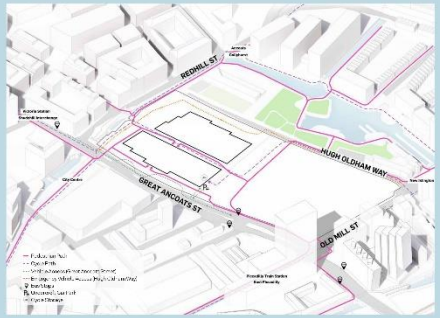
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Government Property Agency

MANCHESTER DIGITAL CAMPUS

ACCESS AND SUSTAINABILITY

The former Central Retail Park SRF set out a clear ambition to create a low carbon commercial district, making the most of this sustainable city centre location. Manchester Digital Campus is being designed to support these clear aspirations.



Transport and access

Manchester Digital Campus will promote the use of sustainable and active travel via a variety of different measures:

- Improvements to the pedestrian experience along Great Ancoats Street and the routes to and from Piccadilly Station and local bus stops.
- Significant secure cycle store provision for c. 200-400 bikes, with the potential to increase this over time in response to wider cycle infrastructure improvements.
- Limited on-site car parking (c. 50 accessible spaces) designed for those with increased accessibility needs.

Key sustainability features

1. Biodiversity & Ecology
2. Circular Economy & Embodied Carbon
3. Adaptation & Resilience
4. Physical Infrastructure
5. Economic Sustainability
6. Human Centred Design
7. Operational Net Zero
8. Community Connectivity

TAPESTRY OF PLACES



9

Government Property Agency

MANCHESTER DIGITAL CAMPUS

KEY ECONOMIC BENEFITS

Over £10 billion in economic benefits to Greater Manchester across a 50 year period supported by all the jobs on the Campus.

Home to circa 7,000 civil servants, with around half of these still to be recruited.

The digital focus of the campus will support growth in this key sector of the economy

Circa 6,000 new construction jobs in Greater Manchester, with 2,000 of these in the local area.

Over £300 million in economic benefits for Greater Manchester during the construction.

New shop and cafe facilities, creating circa 90 new job opportunities.

NEXT STEPS

This consultation is your opportunity to influence the plans for Manchester Digital Campus. We want to hear your views, ideas and feedback.

You can provide your feedback by completing our online feedback form by sending us an email or by providing feedback at one of our events. The consultation is open until 23 September 2024.

Following the consultation, the GPA and its project team, will review all the comments received to help finalise the proposals, which will then be submitted in a planning application to Manchester City Council.

Late 2024: Anticipated submission of planning application.

Post-planning design work to prepare for construction. Procurement of a contractor.

Construction period anticipated to take around four years.



counter context
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Appendix 2: Consultation postcard

Get involved

We want to hear your views on the proposals for Manchester Digital Campus and the new public park. This pre-application consultation will run from 27 August - 24 September 2024.

Have your say online

You can view the plans and provide your comments on a dedicated consultation website: **www.fcrp-manchester.co.uk**

Come and talk to us

We will be holding two public drop-in events as part of the consultation. This will be an opportunity to find out more about the plans for Manchester Digital Campus and the new public park, with members of the team from the GPA and Manchester City Council in attendance.

Drop-in session 1

Hallé St Peter's 40 Blossom Street, Manchester, M4 6BF	Tuesday 10 September 2024	12pm – 2:30pm

Drop-in session 2

Hallé St Peter's 40 Blossom Street, Manchester, M4 6BF	Tuesday 10 September 2024	5pm – 7pm

Get in touch

If you have any questions about the proposals or the consultation process, please do get in touch with our dedicated consultation team:

Email: **info@fcrp-manchester.co.uk**

Phone: **0808 175 3408**

If you do not have access to the internet or if you have any other accessibility needs, please call us so we can ensure you can participate in this consultation.



Image courtesy of Google Earth

Consultation Invitation

Government Property Agency

MANCHESTER CITY COUNCIL

Plans for the former Central Retail Park site on Great Ancoats Street take a step forward

Manchester City Council and the Government Property Agency are launching a consultation on the first phase of development at the former Central Retail Park site in Manchester.

The former Central Retail Park site is one of Manchester's most important regeneration priorities. The vision for the site is to develop a highly sustainable commercial district with a fully accessible new park at its heart, which will make a positive contribution to this part of the city centre, attract new businesses and create jobs.

Building on the vision set out in last year's Strategic Regeneration Framework, this latest consultation will introduce and seek feedback on two key areas:

- The Government Property Agency's proposals for Manchester Digital Campus: a new civil service hub with a focus on digital skills.
- Manchester City Council's proposals for a new public park at the centre of the former Central Retail Park site, providing a significant new green space for local communities around Ancoats and New Islington.



Illustrative park view

counter context

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Appendix 3: List of stakeholders notified of the consultation by email

Adjacent site neighbours

New Islington Medical Practice

Nearby landowners/developers

Northwards Housing
Great Places Housing Group
Manchester Life
General Projects
Urban Splash
PlumLife
Town Centre Securities
Select Property Group
Renaker
Grainger
Forshaw Land & Property Group Ltd
Henry Boot Developments
Northern Group
McCauls
Zenith Management
Savills (planners for development next to Lockgate Mews)

Local community groups and services

Trees Not Cars
Mustard Tree
Halle
Royal Mills Residents Association (RoMRA)
Northern Quarter Forum
Smithfield Residents Association
Friends of Ancoats Green / Kemp Street Park
Ancoats Food and Beverage Network
Victoria Square

Economic and industry stakeholders

CityCo
Chamber of Commerce
City Football Group
University of Manchester
Manchester Metropolitan University
University of Salford

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Consultation feedback form

CONSULTATION QUESTIONNAIRE: THE GOVERNMENT PROPERTY AGENCY'S PLANS FOR MANCHESTER DIGITAL CAMPUS

Government Property Agency

1.Which elements of the Manchester Digital Campus proposals are most important to you?

	Very important	Important	Not important	No opinion
Job creation and economic benefit to Manchester	◯	◯	◯	◯
High-quality architecture	◯	◯	◯	◯
The new outdoor public spaces (e.g. Canal Plaza)	◯	◯	◯	◯
Enabling the future delivery of the new park	◯	◯	◯	◯
Enlivening the Great Ancoats Street frontage	◯	◯	◯	◯
Attractive new walking and cycling connections	◯	◯	◯	◯

Other (please state)

2.The plans for Manchester Digital Campus include several ground floor units fronting Great Ancoats Street which would be suitable for retail, food and drink, or other local amenities. What type of offering would you like to see?
Select as many as you like.

- ◯ Independent cafés
- ◯ National cafés
- ◯ Neighbourhood shops (e.g. florist, gifts, food and drink etc.)
- ◯ Neighbourhood amenities (e.g. beauty, hairdressers, barbers etc.)
- ◯ Wellness and healthcare (e.g. yoga, fitness, health provider etc.)
- ◯ Other (please state)

3.Based on what you've seen so far, do you think Manchester Digital Campus will make a positive contribution to the city?
Select one option.

- ◯ Yes
- ◯ Yes, with reservations
- ◯ No
- ◯ Don't know / prefer not to say

4.Please use this space to explain your answer to the previous question or to provide any other feedback:

About You

The following questions are to help us understand who has responded to the consultation.

You do not have to supply personal details. However, it will help us to work towards meeting the needs of the public during the consultation period and will enable us to contact you with updates on the scheme. Your personal details will be stored in compliance with the GDPR by Counter Context acting on behalf of Manchester City Council and the Government Property Agency.

Name: **Postcode:**

If you would like to be kept updated on the scheme, please tell us your email address:

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