

CAVENDISH

Insight. Influence. Creativity.

Statement of Community Involvement

Created for Benjamin Property Company Limited
October 2023

The ideas and information contained within this report and any other associated documents are of a confidential nature and must not be passed on to any third party without the prior written consent of Cavendish Consulting.

Contents.

Executive Summary.....	3
1. Introduction.....	4
2. Background.....	5
2.1 The site.....	5
2.2 Proposal	5
3. Consultation.....	7
3.1 National Planning Policy Framework (September 2023)	7
3.2 Manchester City Council (MCC).....	7
3.3 Contacting statutory bodies.....	8
3.4 Engagement with stakeholders	8
3.5 Consultation leaflet	9
3.6 Media relations	10
4. Feedback Received.....	11
4.1 Feedback overview.....	11
4.2 Response to comments	11
4.3 Stakeholder meetings	12
5. Post-application engagement.	13
5.1 On-going stakeholder engagement.....	13
5.2 Continued media contact	13
6. Appendices.	14
6.1 Example stakeholder e-mail.....	15
6.2 Community information leaflet.....	16
6.3 Online consultation screenshots	17
6.4 Press release and media clippings.....	22

Executive Summary.

Benjamin Property Company Limited, who are working in partnership with United Living are bringing forward plans for a new residential-led mixed use development at the junction of One Park Place and Cheetham Hill Road, north of Manchester City Centre.

The site is located within the Great Ducie Street Strategic Regeneration Framework (SRF) developed for the area by Manchester City Council. The SRF envisages residential-led mixed use development on this site and the proposals are consistent with this vision. The proposals for One Park Place would provide much-needed, high-quality new homes with ground floor commercial uses that will act as a catalyst for the wider regeneration of this area, as desired by the Council.

Benjamin Property Company Limited are committed to consulting with the local community regarding its proposals. A full pre-application consultation process has been undertaken in advance of a planning application being submitted to Manchester City Council.

Residents and stakeholders were given the opportunity to provide feedback regarding the proposals at all stages of our public consultation via a consultation website. A Freephone information line and a feedback email address were also made available throughout the course of the pre-application consultation, for interested parties to receive further information and to enable people to provide their feedback to the project team.

This has ensured that the local community has had an opportunity to understand the proposals, discuss them with members of the project team and provide their feedback before the submission of a planning application.

The project consultation website was online from Tuesday 19th September to Monday 2nd October 2023. On 19th September 2023, 504 households and businesses located close to the site were sent an A5 newsletter promoting the project which included a QR code linking directly to the project consultation website. Online feedback forms were available as part of the virtual exhibition for attendees to record their views. Hard copies of the consultation materials and feedback form were also made available upon request by those unable to access the internet.

Benjamin Property Company Limited have reviewed all the feedback received to date, and the main comments raised by the local community have been addressed within this document and the wider material submitted as part of the planning application. Following submission of the application, Benjamin Property Company Limited will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

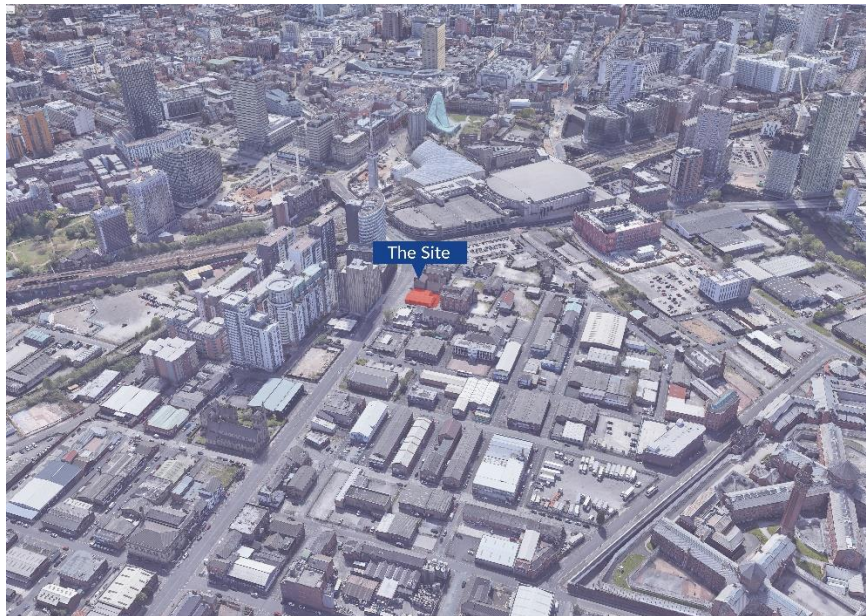
1. Introduction.

- 1.1 Benjamin Property Company Limited is a family-owned property company established to deliver new residential-led mixed use development in Cheetham Hill.
- 1.2 Benjamin Property Company Limited is committed to consulting stakeholders and the local community about its planning application. The company recognises the value of communicating with members of the local community, community groups, local councillors and other relevant third-party stakeholders about its ambitions.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Benjamin Property Company Limited in respect of its proposal for the site. It provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that Benjamin Property Company Limited proposes to undertake post submission.
- 1.4 In order to assist with the community consultation process, Benjamin Property Company Limited appointed Cavendish, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background.

2.1 The site

- 2.1.1 The proposal site is located at the junction of One Park Place and Cheetham Hill Road, north of Manchester City Centre.



Site Location

- 2.1.2 The site is occupied by a low-quality commercial building, which has been disused for some time.

2.2 Proposal

- 2.2.1 Benjamin Property Company Limited will submit a planning application to Manchester City Council for the construction of a block of twenty-five storeys at its highest point, containing a mix of one- and two-bedroom apartments. There will be commercial units on the ground floor for small businesses and a pocket courtyard providing green amenity space.

Housing mix

- 2.2.2 The proposed development will provide 154 apartments, of which 46 will be one-bedroom, 95 will be two-bedroom accommodating three people and 13 will be two-bedroom accommodating four people.

- 2.2.3 The tenure is to be determined dependent upon the housing market at the time of completion.
- 2.2.4 The development will include 20% affordable homes as required by Manchester City Council's policy. The developer is in discussions with a Registered Provider regarding the on-site affordable units.

Amenity space

- 2.2.5 The development will include several amenity spaces for residents including; a roof terrace, a semi-private courtyard, internal amenity spaces at mezzanine level.

Highways & access

- 2.2.6 The proposal site is in a highly sustainable location, a short walk from Manchester Victoria Railway Station and adjacent to bus stops with services to destinations including Manchester City Centre, Bury, Middleton and North Manchester General Hospital.
- 2.2.7 There will be secure storage provided for 154 bicycles. There will also be 2 cycle stands adjacent the ground floor visitor entrance.

3. Consultation.

3.1 National Planning Policy Framework (September 2023)

- 3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.
- 3.1.2 Benjamin Property Company Limited has paid regard to the NPPF at Paragraph 39 when it states that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*
- 3.1.3 It goes on to highlight at Paragraph 40 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They 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."*
- 3.1.4 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.2 Manchester City Council (MCC)

- 3.2.1 MCC formally adopted its refreshed Statement of Community Involvement (SCI) in 2018.
- 3.2.2 MCC's adopted SCI sets out that, for significant developments, applicants are encouraged to consult with the local community before submitting a planning application. In section 9 it states:

"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. This will mean that there are likely to be fewer objections once an application is submitted. Negotiations on s106 agreements will be between the developer, planning officers and relevant council services and in consultation with councillors. Comments from consultees will be taken into account when negotiations take place."

3.2.3 Government guidance and MCC's SCI encourages pre-application discussions and community involvement. As a result, Benjamin Property Company Limited's consultation programme had a number of key objectives including:

- To encourage input from the local community, including residents, interest groups, councillors and businesses
- To provide the community with a genuine opportunity to provide feedback on the plans
- To allow people to become actively involved in the process
- To identify and address any issues raised by the local community and stakeholders

3.3 Contacting statutory bodies

3.3.1 Pre-application discussions were held with officers at MCC prior to the start of the consultation and will continue throughout the submission and determination period.

3.3.2 As part of this, regular meetings have taken place between the Benjamin Property Company Limited project team and officers within Manchester City Council's Planning Department.

3.3.3 These meetings have been invaluable in helping to ensure that the planning application as submitted is consistent with local planning policy, particularly the SRF, and that the pre-application consultation which has been undertaken was informed by local knowledge about the scope and topics that should be included.

3.4 Engagement with stakeholders

3.4.1 Advanced notification of the community consultation process was issued to relevant stakeholders via e-mail on Tuesday 19th September 2023. The e-mail was accompanied by the newsletter sent to nearby addresses and offered a meeting with the project team. E-mails were sent to:

- Leader of MCC – Councillor Bev Craig
- Executive Member for Housing and Development – Councillor Gavin White
- Cheetham ward member – Councillor Shaukat Ali
- Cheetham ward member – Councillor Shazia Butt
- Cheetham ward member – Councillor Naeem Hassan
- Piccadilly ward member – Councillor Sam Wheeler
- Piccadilly ward member – Councillor Adele Douglas
- Piccadilly ward member – Councillor Jon-Connor Lyons
- Deansgate ward member – Councillor Marcus Johns
- Deansgate ward member – Councillor Joan Davies
- Deansgate Councillor – Councillor Anthony McCaul

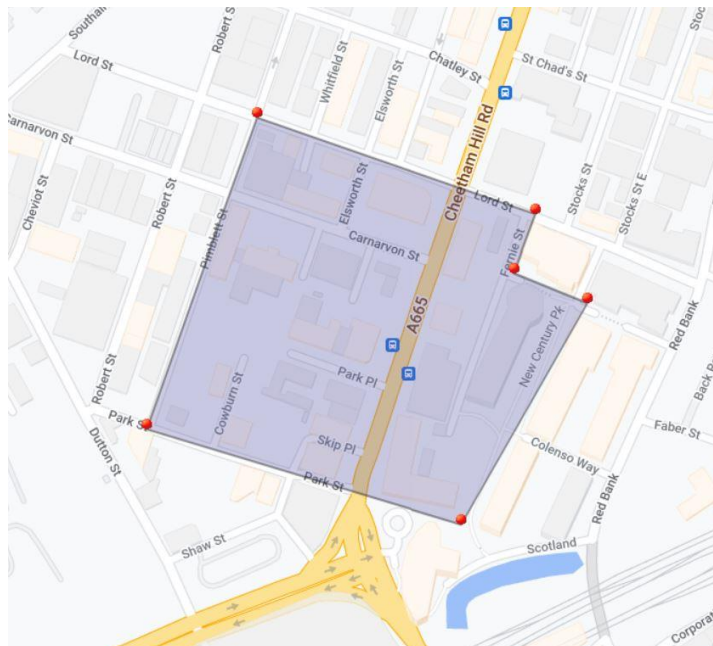
- Cheetham Neighbourhood Manager – Sue Bozkurt
- Member of Parliament for Blackley & Broughton – Graham Stringer MP

3.4.2 **An example of the notification e-mail can be found at Appendix 6.1.**

3.5 Consultation leaflet

3.5.1 Benjamin Property Company Limited undertook a virtual approach to its pre-application consultation, with the project website providing the main opportunity to engage and record feedback.

3.5.2 An invitation leaflet was distributed to 504 households and businesses in the local area providing information about Benjamin Property Company Limited, the proposals for One Park Place and how to take part in the consultation. The invitations began to be delivered on Tuesday 19th September 2023. The following map illustrates the distribution area.



Newsletter distribution area

3.5.3 The A5 invitation newsletter contained the following information:

- Background to the site
- Details of the project website and virtual consultation (including a QR code to directly link into the website)
- An overview of the proposals
- Benefits of the proposed development
- Email and freephone contact details

3.5.4 **A copy of the invitation leaflet can be found at Appendix 6.2.**

3.5.5 **Screenshots of the project website can be found at Appendix 6.3.**

3.5.6 The invitation leaflet also displayed details of the Freephone information line, email address and the project's dedicated website address to allow people to request further information.

3.6 Media relations

3.6.1 To ensure the wider community was aware of the consultation, a detailed press release was issued to several local media publications including The Business Desk, Place North West and The Manchester Evening News. The press release contained the following information:

- Background to the site
- Details of the virtual consultation
- A brief overview of the proposals
- Benefits of the proposed development
- Contact information including the freephone information line, project email and the website address

3.6.2 **A copy of the press release and media clippings can be found at Appendix 6.4.**

3.6.3 The following coverage arose from the issuing of the press release:

Newspaper	Article	Date
Place North West	Cheetham Hill tower proposals emerge	20/09/2023
The Business Desk	Plans for 154-apartment block unveiled for North Manchester	20/09/2023
Manchester Evening News	Cheetham Hill set for 25-storey tower as developers expand city centre	24/09/2023

4. Feedback Received.

4.1 Feedback overview

- 4.1.1 The following review includes all comments received up to Monday 2nd October 2023. 289 unique visitors viewed the consultation website during the consultation period.
- 4.1.2 The consultation received 20 responses via the consultation website. The below section provides a summary of the views expressed throughout the consultation. Sections 4.2 and 4.3 provide more detail about the feedback received.
- 4.1.3 The comments related to the following matters; presence of balconies, affordable housing, cycle storage, active frontage, public realm and general appearance/aesthetics. The responses to each of these comments is set out in the following section.

4.2 Response to comments

- 4.2.1 All comments received have been reviewed by the project team and responded to in this section.
- 4.2.2 The issues which arose during the pre-application consultation process and Benjamin Property Company Limited's response to each are detailed below:

Balconies: Some respondents were concerned that balconies did not feature in the proposals. When viewing general arrangement drawings, balconies are clearly visible on the building's north façade. There are 13 apartments with balconies in total. All other apartments feature floor to ceiling glazing in primary living spaces and adhere to UK space standards. Residents will have access to outside space in the pocket courtyard and roof terrace.

Affordable homes: Respondents emphasised that a percentage of apartments should be registered as affordable homes. The scheme will feature 20% affordable homes in line with the city-wide target, which amount to 31 units in total. The tenure of the affordable housing and unit types will be market dependant and based on further discussions with Registered Providers (RPs). The Applicant and their delivery partner are currently in discussions with a RP to provide the on-site affordable units.

Cycle storage: Some respondents to the consultation expressed concerns about the number of secure cycle spaces provided. The building will contain 154 secure cycle bays as well as a set of external cycle bays at the main residential entrance. This abides by the requirements set out in the Manchester Core Strategy (stating one bay must be provided per apartment unit) but also the advice provided by appointed highways consultants SK Transport (who recommended additional visitor cycle storage to feature externally).

Active frontages: Many respondents wanted to see active frontages introduced to the area, with a variety of suggestions. As the scheme is yet to enter a detailed design stage, the commercial units across the ground floor have not been specified yet. However, considering that active frontages are provided across the ground floor, the scheme aligns with the SRF set out by Manchester City Council (which details the implementation of active frontages on the plot).

Public realm: Respondents requested details on what was classed as ‘public realm’ and ‘outdoor amenity’. A full landscaping drawing package has been provided by landscape architects Land Studio. In summary, the scheme features a ground floor courtyard space with raised planters, seating colonnade and improved streetscaping and lighting for pedestrians. In addition, a roof terrace on the 15th floor displays similar features as well as a wellbeing lawn, communal dining/work area and outdoor games table.

Appearance/aesthetics: Some respondents questioned the decision to design a concrete façade over red brick cladding (the latter referred to as mimicking the traditional style of older buildings typical of the area). However, the intent of the SRF is to revitalise the area with a selection of iconic buildings that remain sensitive to the surrounding historic architecture. We believe that our design contributes to achieving this. Further explanation of the rationale for the design is covered in the Design and Access Statement (DAS) submitted as part of the planning application.

4.3 Stakeholder Engagement

- 4.3.1 A meeting was held on 28th September with Manchester City Council’s Cabinet Member for Housing and Development, Councillor Gavin White, who was positive about the proposals.
- 4.3.2 Councillor White enquired about the tenure of the properties and was reassured by the commitment regarding the provision of 20% affordable homes.
- 4.3.3 Councillor White also enquired about the environmental credentials of the development and was similarly reassured that the development took a ‘fabric first’ approach to reducing its impact on the environment. This approach would achieve a 40% reduction in CO₂ emissions compared to building regulations. Full details are set out in the energy statement submitted as part of the planning application.
- 4.3.4 In response to an invitation to meet, Deansgate ward Councillor Marcus Johns responded via e-mail thanking the project team for the information.
- 4.3.5 Councillor Johns expressed the view that he felt that it was for the Cheetham ward Councillors to engage as the site was in the Cheetham ward and not his own.
- 4.3.6 Councillor Johns did however express his hope that the development would include 20% affordable housing consistent with Manchester City Council’s policy. Cavendish responded to confirm that this was indeed the intention of the developer.

5. Post-application engagement.

5.1 On-going stakeholder engagement

- 5.1.1 Given the interest shown by residents and stakeholders in the proposals, Benjamin Property Company Limited will ensure information continually flows through existing channels to interested parties.
- 5.1.2 Contact will be made with local stakeholders advising them that the planning application has been submitted and how they can contact the project team if they require any further information. The letter will be sent to the following stakeholders:
- Leader and relevant cabinet member
 - Cheetham ward members
 - Piccadilly ward members
 - MP for Blackley and Broughton
 - Cheetham Neighbourhood Manager
- 5.1.3 The website will be updated with information about the application and the channels of communication (freephone and email) will remain available to members of the public.

5.2 Continued media contact

- 5.2.1 To ensure the wider community is aware of the submission of the planning application a detailed press release will be issued to local publications including The Business Desk, Place North West and The Manchester Evening News. The press release will contain the following information:
- An overview of the site
 - Notification that the application has been submitted
 - An overview of the proposed development
 - Information regarding the consultation which has taken place
 - Contact information including the freephone information line, email address and the website address

6. Appendices.

- 6.1 Example stakeholder e-mail
- 6.2 Community information leaflet
- 6.3 Online consultation screenshots
- 6.4 Press release and media clippings

6.1 Example stakeholder e-mail

New Development Proposal: One Park Place



Dear Councillor,

I am writing on behalf of Benjamin Property Company who will soon submit a planning application for development of new apartments at the junction of Park Place and Cheetham Hill Road in the Cheetham ward, north of the city (please note we have also written to the Cheetham ward Councillors who represent the site). The proposal is consistent with the vision set out in the Strategic Regeneration Framework for the area.

A flyer (attached) will be distributed in the area and is expected to land soon. It directs those interested to a website to find out more. This can be viewed at <https://oneparkplace.consultationonline.co.uk>.

We would like to offer you a meeting for a briefing on these proposals, so that you can be equipped for any queries that you may field. If you believe this would be of use, please let me know and I can arrange this. It can be held virtually or in person according to your preference.

If you have any questions on the proposals, please direct them to myself and I will obtain an answer from the appropriate member of the project team.

Best Wishes,

6.2 Community information leaflet

One Park Place

We are excited to share with you details of the latest development coming to your neighbourhood – One Park Place by Benjamin Property Company.

This innovative project aims to bring modern living and vibrant commercial spaces to the corner of Park Place and Cheetham Hill Road. We believe it's important for all residents to be given the opportunity to be involved in shaping the future of our community.

Find out more on our project website.

We have launched a dedicated project website on oneparkplace.consultationonline.co.uk. This platform offers an in-depth look at our plans, giving you the opportunity to provide valuable feedback until **29th September**. Your input is an integral part of our mission to create a remarkable living and business space that resonates with the character of our city.

Our Vision: A well-designed 25-storey tower, offering 154 residential apartments and vibrant ground floor commercial spaces. One Park Place is set to become a centrepiece that sets the standard for the future development of our neighbourhood.

Ideally located: Strategically located near Manchester Victoria Railway Station and on the Cheetham Hill Road bus corridor, One Park Place is in a sustainable location. Aligned with the area's Strategic Regeneration Framework, this development echoes the city's vision for growth.

A Positive Impact: We believe that by coming together, we can build a project that provides high-quality homes which act as a catalyst for the regeneration of this neighbourhood. Don't miss this opportunity to play an essential role in the development of One Park Place.

A Design for the Future: Our design, brought to life by renowned architects Hodder and Partners, in partnership with United Living New Homes, merges contemporary aesthetics with practicality. As one of the pioneering projects in the region, it's poised to set new benchmarks in urban development.



We want to hear from you

You can leave your feedback, provide comments or register your interest in one of the properties via:

-  **0800 298 7040** (Freephone)
-  **feedback@consultation-online.co.uk**
-  **One Park Place Consultation, Freepost RTYC-TZRU-ARGA,**
Cavendish, Dalton Place, 29 John Dalton Street, Manchester M2 6FW
-  **oneparkplace.consultationonline.co.uk**

Scan me to go
to the website



6.3 Online consultation screenshots

One Park Place

Home About us Have your say



Our vision for One Park Place

Benjamin Property Company is proud to present One Park Place, a much-needed redevelopment of an underutilised site at the junction of Cheetham Hill Road and Park Place, Manchester.

Our vision is for a new residential-led development supported by commercial units available for occupation by businesses catering for new and existing residents alike.

These proposals have been carefully considered to ensure that they are consistent with the ambitions set out in Manchester City Council's Great Ducie Street Strategic Regeneration Framework. They will provide more than 150 new homes in a highly sustainable location, in a building that will set the standard for developments that will follow.

We have worked with a range of partners to produce proposals for a development that residents will be proud to call home, and which will complement existing residential developments in the neighbourhood.

Scroll down for more details on our plans, our company, and who we've worked with to bring this vision forward.





Key features

- 25 storeys
- 46 1-bedroom apartments
- 108 2-bedroom apartments
- A proportion of affordable homes
- Commercial units for small businesses
- Shared amenity space
- Roof terrace
- New Pocket Courtyard
- 154 secure cycle spaces

The site

Our site is at the junction of Park Place with Cheetham Hill Road, to the north of Manchester City Centre.

The site's proximity to Manchester Victoria Railway Station, and position on the well-served Cheetham Hill Road bus corridor, makes it a highly sustainable location for a new residential development of this scale.

Our development will require the demolition of the building currently on the site, which is a low-quality industrial unit. The attractive design of our building, and the incorporation of a pocket park, will result in a significant visual improvement compared to what currently stands here.





About us

Benjamin Property Company is a firm with a vested interest in the success of Manchester. We care about this city.

We have long standing roots in Manchester and want to play a role in the growth of the city.

An opportunity has arisen to help meet the demand for city-centre living as growth extends the residential area of central Manchester to the north. We want to use the site to cater for this demand, in a way that supports Manchester City Council with their ambitions for the area.

Our Main Contractor and Architect

Benjamin Property Company have appointed United Living and Hodder+Partners as the construction company and architect for the scheme.

Hodder+Partners is an established architectural practice, with over 60 major awards, including the inaugural RIBA Stirling Prize for architecture.

With a wealth of experience of designing outstanding buildings nationally, and specific experience of designing some of the most iconic developments in Manchester, Hodder+Partners were considered perfect for One Park Place. We are proud to have them on board.

hodder+partners



The Team

land|studio

FUTURESERV

zerum

Roscoe

united
living
new homes

We want to hear from you

We want to hear from local people about these plans for the neighbourhood.

Our development will be an iconic, exemplar development, that sets the standard for the future regeneration of this entire area. It is vital that people have the opportunity to shape our plans before we submit our planning application.

Please scroll down to share your views.

HAVE YOUR SAY

Feedback

Step 1 of 2

50%

Privacy Statement

By filling-in this form you are agreeing that Cavendish can hold and process your personal data in relation to this public consultation exercise.

- Cavendish will only share your personal data with Benjamin Property Company for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

Cavendish and Benjamin Property Company will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

Cavendish acts on behalf of the project team to run public consultation activities.

Your details

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Name *

Title

First name or initial

Last

Postcode *

Age group

☐ Under 13

☐ 13-17

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☐ 55-64

☐ 65-74

☐ 75-84

☐ 85+

☐ I confirm I'm over 13 years old *

Your contact details

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address *

Address 1

Address 2

Town/City

County

Email *

Telephone

If you would like to receive updates about the project, please check the appropriate box below, otherwise, leave blank.

☐ Email

☐ Post

☐ Telephone

NEXT

Feedback

Step 2 of 2

100%

1. How informative have you found this consultation?

- ☐ Very informative
- ☐ Somewhat informative
- ☐ Not informative

2. Do you have any comments you would like to make about the proposals?

3. Is there anything that you think we could improve?

4. What do you envision as the most significant benefit of having One Park Place in our community?

5. Are there any specific amenities or features you believe should be prioritised in the development?

6. Do you have any suggestions for the ground floor commercial space?

7. Would you be interested in a property?

6.4 Press release and media clippings

FOR IMMEDIATE RELEASE
20 SEPTEMBER 2023

154 new apartments to kickstart regeneration of North Manchester neighbourhood

Plans for a modern, new 25-storey tower, offering 154 residential apartments and vibrant ground-floor commercial spaces have been announced for an underutilised site at the junction of Cheetham Hill Road and Park Place, Manchester.

A public consultation has been launched by United Living and Benjamin Property Company, who are bringing forward the proposals for the development set to transform the neighborhood, named One Park Place.

One Park Place will comprise 46 thoughtfully designed 1-bedroom apartments and 108 2-bedroom apartments, including a proportion of affordable homes. Beyond the apartments, the project will offer a host of shared amenity spaces, a roof terrace, and a pocket courtyard. Active, sustainable travel will be accommodated with 154 secure bicycle storage spaces.

Furthermore, the new residential-led development would be supported by commercial units available for occupation by small businesses.

The site's strategic location, within proximity to Manchester Victoria Railway Station and along the well-served Cheetham Hill Road bus corridor, underscores its sustainability and accessibility, making it an ideal setting for a residential development of this scale.

A dedicated project website has been launched at oneparkplace.consultationonline.co.uk.

This platform provides a comprehensive overview of the plans, allowing for the sharing of valuable feedback until **September 29th**. The input received is essential to creating an exceptional living and business environment that embodies the spirit of the city.

Asim Ali at Benjamin Property Group said:

"We are delighted to unveil our plans for Cheetham Hill. We firmly believe that One Park Place will deliver high-quality homes and act as a catalyst for the neighborhood's rejuvenation, aligned to the area's Strategic Regeneration Framework and reflecting the city's vision for growth."

"With the increasing demand for city-center living in Manchester, as the city continues to thrive, we take pride in offering a development that will cater to this need. We hope the community will take time to explore our plans and share their valuable feedback."

INFORMATION ENDS

For more [information](#) please contact

Emily Grisewood

emily.grisewood@cavendishconsulting.com

0161 359 4106

Notes to editor:

Benjamin Property Company is a forward-thinking property development company committed to transforming urban landscapes and enhancing the quality of life for communities.

Hodder and Partners are the architects working on the scheme, with over 60 major awards including the inaugural RIBA Stirling Prize for architecture.

United Living have been appointed as the main contractor to deliver the scheme.

Also on the project team is Land Studio, ~~Futureserve~~ ~~Zerum~~ and Roscoe.

Place NORTH WEST

WORKING WONDER S IN THE NORTH WEST

Ca
Gr
Part

News

Analysis

Video

Podcast

Events

Jobs

Insight

MIPIM

Free Daily Briefing

Contact

Marketing

Reader Comments

Great to see this cluster consolidating.

Renaker completes Salford's tallest tower

Ish, at least it will almost hide the boring, nondescript property behind it when...

Preston clears way for 124 city...

Great Jackson Street regeneration becomes named New Jackson. It would be brilliant if Greengate...

Renaker completes Salford's tallest tower

Fallowfield was the best night out in Manchester?

Plans in for £400m Fallowfield campus...

It seems amazing that they have not yet replaced lead pipes , after all...

United Utilities, Welsh Water announce £17bn...



The site is located in one of Manchester's main growth areas. Credit: via Cavendish

Cheetham Hill tower proposals emerge

20 September 2023 10:13 • Dan Whelan • Comments (27)

How can businesses
improve performance?

Click
to find
out +

Home / North West / Property / Plans for 154-apartment block unveiled for North Manchester

Plans for 154-apartment block unveiled for North Manchester



Property
September 20 2023
Neil Hodgson



Write a comment

Cheetham Hill set for 25-storey tower as developers expand city centre

It will house apartments

NEWS By **Ethan Davies** City Centre Reporter
12:02, 24 SEP 2023

Bookmark



The proposed tower seen on Cheetham Hill Road (Image: Benjamin Property Company)

ADVERTISEMENT

HM Government

NHS

>

You can choose
where you
receive care