

# Statement of Community Engagement

## The Hotspur Press, Manchester

November 2023

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# 1. Executive Summary

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Manner. It describes the pre-application consultation undertaken in relation to a development proposal by Manner comprising purpose-built student accommodation (PBSA), ground floor commercial space and new public realm at The Hotspur Press, Manchester.
- 1.2 Manner (the applicant) sought to deliver a comprehensive consultation process which demonstrated a wide-reach and the opportunity to provide feedback prior to the submission of a planning application to Manchester City Council.
- 1.3 Manner is committed to positive and constructive two-way dialogue with the local community and key stakeholders to shape its development proposal and ensure these are both respectful of their location and bring positive change to the area. To this end, the submission of the planning application represents a milestone in the progression of the development but does not mark the end of the engagement.
- 1.4 Engagement with the community will continue following the submission of the planning application in order to continue to shape the public realm and its management, particularly in relation to aspects of the project which are not directly or exclusively controlled by the planning process. Manner intends to provide an update to this SCE during the determination of the planning application.
- 1.5 This SCE is therefore focused on the pre-application stage of an ongoing engagement process.
- 1.6 Overall, the consultation with the local community, undertaken prior to the planning application's submission, demonstrated a wide-reach and included:
  - A briefing to one of the Deansgate ward councillors.
  - Awareness raising through 1,439 leaflets posted out to local residents.
  - Approximately 1,900 visits to the consultation website.
  - 798 clicks through to the consultation website and 187 clicks through to the webinar registration page from the social media advertisements.
  - A live webinar with 6 attendees, with the recording of the webinar watched 16 times on the website.
- 1.7 From this wide-reaching awareness raising and engagement activity, 26 consultees provided written feedback (7 emails, 19 feedback forms). Several recurring themes emerged through the consultation process as presented below:
  - **Principle of development** – clarity on the need for PBSA in the area and the proposed uses at ground floor, as well as further detail on the plans to preserve

the heritage of the site, to enhance the River Medlock and to incorporate trees and urban greening into the public realm.

- **Design** – further detail on the lighting scheme and public access routes associated with the public square, in addition to questions about the height of the building and assurances on the accessibility of the site.
- **Community** – a strong to desire for there to be continued community engagement post-submission during both the construction and operational phases of the development.
- **Management and operation** – further detail on how noise, litter and anti-social behaviour would be managed once the site was operational, the protocols being put in place to ensure the safety and security of the public square, and how the residents could integrate with the local community.
- **Construction** – assurance being sought on the mitigation measures being put in place to manage the impact on noise and traffic levels and clarity on the impact of the development on existing infrastructure in the area.
- **Technical issues** – to understand how the building would impact on sunlight in the surrounding neighbourhood and the plan to manage the impact on the nearby rail network.

1.8 All feedback received has been considered and analysed in this Statement of Community Engagement, with more detail provided in the applicant response in Chapter 6.

## 2. Introduction

- 2.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Manner (the applicant).
- 2.2 This SCE forms part of a planning submission for the development of The Hotspur Press Manchester, a purpose-built student accommodation or PBSA (sui generis) comprising of 577 student study bedrooms across 36 storeys, a commercial space and public realm with linking routes to First Street.
- 2.3 Further details are provided in the accompanying technical reports submitted as part of the submission. This SCE should be read alongside these other technical documents.
- 2.4 This SCE provides a detailed record of the pre-application consultation activities that have taken place, the feedback received during the consultation period and how this has been considered as part of the preparation of the submission.
- 2.5 The applicant, Manner, is a new and dynamic company whose roots are firmly established in the development of regenerative city centre projects. Working with local communities and stakeholders, Manner is driven by a vision to transform outmoded buildings into exceptional places that will carve the trajectory of the urban landscape for generations to come.

### **Site context and consented scheme**

- 2.6 The Hotspur Press is situated in an important city centre location at a prominent gateway site. The site is in close walking distance of the University of Manchester's North and South campuses, as well as Manchester Metropolitan University's All Saints and Birley campuses. The site is also close to high frequency public transport routes, including Piccadilly and Oxford Road railway stations.
- 2.7 In 2018, planning permission was granted on the site to Elmloch Ltd. for a 28-storey mixed-use building comprising of 171 residential units, commercial space at ground floor for retail and leisure opportunities and a new public space. The approval included the part demolition, part retention and refurbishment of the Hotspur Press Complex (Medlock Mill).
- 2.8 The existing permission secured by Elmloch Ltd. expired on 30<sup>th</sup> October 2023.
- 2.9 As a result, the site remains vacant and in need of investment to preserve its presence in the area.
- 2.10 The challenge of preserving the historic building façade and its iconic signage, together with a growing demand for high-quality, responsibly managed student accommodation in the city centre has led Manner to develop an alternative proposal for the site.
- 2.11 With Manchester's increasing popularity as a learning and cultural hub, there is additional pressure on the city's housing supply. Expanding the supply of PBSA in this

part of the city is part of the solution to this issue as it frees up housing in the immediate area, whilst also ensuring students have a positive experience.

- 2.12 Alongside the benefits to the city's housing market, the delivery of PBSA at The Hotspur Press promotes city-wide regeneration objectives by supporting graduate and talent retention and employment growth.
- 2.13 The design principles that were introduced by local architecture firm Hodder + Partners as part of the existing permission have been brought forward as part of this new scheme and include:
- An extensive consideration for how The Hotspur Press can be redesigned to meet modern needs, whilst also preserving its rich history and celebrating Manchester's industrial heritage.
  - The ability to stitch into the fabric of the First Street Development Framework, which was endorsed by Manchester City Council on 25th July 2012, serving as a gateway from the south along Cambridge Street and from First Street to the city.
  - The retention of the most valuable elements of the building by preserving the original 1880s curved warehouse and the existing façade, as well as faithfully restoring the iconic signage to ensure the classic view from Gloucester Street remains.
- 2.14 Redeveloping the site also presents Manner with an opportunity to:
- Offer the community a new public space, characterised by tree planting and urban greening
  - Deliver new opportunities for independent businesses
  - Better connect Cambridge Street and Macintosh Village with the First Street development
  - Encourage the enhancement of the River Medlock's biodiversity.

#### **Consultation activity overview**

- 2.15 In order to ensure effective consultation on Manner's proposal, the project team delivered a programme of awareness raising and stakeholder engagement with the following:
- Manchester City Council;
  - Deansgate ward councillors;
  - The Arch Company;
  - National Rail;
  - Local residents.

2.16 To ensure all relevant stakeholders and local residents had the opportunity to view the proposed plans and provide feedback on the scheme, the following engagement methods were undertaken:

- A series of pre-application discussions with Manchester City Council officers;
- One-to-one briefings with Macintosh Mill Residents Association and Chorlton Mill Residents Association, with whom engagement is ongoing;
- Circulation of a consultation leaflet to 1,439 addresses surrounding the site which advertised the website, feedback channels and the webinar;
- Geo-targeted and interest-targeted social media adverts on Facebook to drive awareness of the consultation;
- Hosting a dedicated project website highlighting various contact methods including a Freephone telephone number, a feedback form on plans for the public realm and a direct email address; and
- Hosting a live public webinar for local stakeholders to dial into, with a presentation from members of the project team and a question and answer session.

2.17 Overall, the activity undertaken has resulted in a wide reach across both digital and in person engagements. Since the launch of public consultation on 11th October 2023 and close on 15<sup>th</sup> November 2023, more than 1,600 unique users visited the website generating approximately 3,300 page views during the consultation period.

### **Summary of feedback**

2.18 Feedback was received through a number of channels during the consultation period. This included questions from the general public during the live webinar, responses to the online feedback form, comments sent in via email and comments on the social media adverts. In total, 26 consultees completed feedback forms or contacted the project team by email.

2.19 This has led to a range of questions and comments relating to the development proposals which have been organised under themes and considered by the project team in preparing the application.

2.20 Responses to the feedback received has been considered by the project team and are presented in Chapter 6 of this report.

2.21 In summary, the applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

### 3. Policy context

- 3.1 In considering the approach to pre-application consultation on the scheme, the applicant considered both national and local policy and guidance to help shape an effective consultation.
- 3.2 Early engagement on the scheme with officers and local ward councillors also provided the opportunity to discuss the approach to consultation and seek their feedback.

#### **National Planning Policy Framework (2023)**

- 3.3 The revised National Planning Policy Framework (September 2023) (“the Framework”) sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.
- 3.4 Paragraph 39 specifically promotes early pre-application engagement and the front-loading of consultation and explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 41 states that as a result, the outcomes for the community are improved and the planning system is able to function more effectively and efficiently.
- 3.5 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

#### **Manchester City Council Statement of Community Involvement (2018)**

- 3.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce a series of policy documents including a Statement of Community Involvement (SCI). Manchester City Council sets out its expectations for pre-application engagement in its SCI from 2018.
- 3.7 For major applications, it is recommended that engagement includes such measures as:
- 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
  - Consultation events with the local community
  - A dedicated website
  - Coverage in local newspapers.

- 3.8 The project team reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy which was shared with city council planning officers prior to commencement of the engagement activity.

## 4. Stakeholder Engagement and Community Consultation Activity

- 4.1 Details of the stakeholder engagement activity and community consultation undertaken is provided as follows.

### **Pre-application discussions with Manchester City Council Officers**

- 4.2 Pre-application discussions have been held with MCC, through a series of meetings with MCC Officers. The principal areas of discussion during these meetings have included:
- Principle of PBSA development
  - Public realm
  - Design (including scale)
  - Agreement of consultation strategy
  - Scope of application
  - Approach to EA
- 4.3 The consultation strategy covered the principles of planned communication with elected members namely offering a briefing to the site's Deansgate ward councillors and ongoing correspondence and engagement with key stakeholders, including Macintosh Mill Residents Association and Chorlton Mill Residents Association.
- 4.4 The methods of feedback employed during the community consultation were outlined and the approach supported by officers.
- 4.5 A number of key milestones were shared including the timings for a press release, the date of the public consultation launch, live public webinar and consultation close.
- 4.6 Further details are provided in the supporting Planning Statement and Design and Access Statement, submitted as part of the planning application.

### **Elected member briefings**

- 4.7 The applicant issued email correspondence to Deansgate ward councillors on 26<sup>th</sup> September 2023, prior to the launch of the public consultation, with the offer to introduce the proposals, communicate the timeline for consultation activity and to organise a briefing session.
- 4.8 On 5<sup>th</sup> October 2023, the project team met with Cllr Anthony McCaul and shared the proposal. Cllr McCaul enquired about the affordability of the student accommodation, the nature of the business offering in the public realm, the planned enhancements to the River Medlock and how the project team would manage the impact of the

increased number of students on the local area. Cllr McCaul also emphasised the importance of ensuring the public realm incorporated urban greening and tree planting as he felt that was needed in the area. The applicant addresses all of these matters in Chapter 6 of this document.

- 4.9 Cllr McCaul also asked to ensure that a member of the student management team attend the webinar and that the distribution area for the leaflet be shared with him.

The applicant actioned both of these requests.

- 4.10 The applicant remains open to further discussions with Ward Councillors if there are any matters they would like to discuss as part of the ongoing consultation.

### **Community consultation**

- 4.11 The pre-application public consultation period ran over an initial two-week period starting on Wednesday 11<sup>th</sup> October 2023.
- 4.12 Following the live webinar on Thursday, 19<sup>th</sup> October and the feedback received during it, a decision was taken to extend the consultation until Wednesday, 15<sup>th</sup> November 2023 to provide residents with more opportunity to engage.
- 4.13 During the consultation period, stakeholder meetings were held with representatives from Macintosh Mill Residents Association, Chorlton Mill Residents Association, National Rail, The Arch Company and the Environment Agency.
- 4.14 During meetings held with representatives of the Macintosh Mill Residents Association Chorlton Mill Residents Association the following themes were discussed:
- The benefits of the scheme to the local community
  - Use of the public space and ground floor commercial space
  - Management of the development
  - Construction timing, process and management
  - Litter management
  - Potential environmental impacts of the development
  - Site/community management collaboration
  - Public signage
  - Dialogue with the community following completion of the development
- 4.15 At the point of the submission of the application, dialogue with these organisations remains ongoing with a focus on the above themes.

- 4.16 Correspondence with the surrounding residential, business and student community was undertaken through the distribution of a leaflet, social media advertising, hosting a project website, and a live public webinar with a Q&A session. Further details on these activities and feedback are summarised below.

### Consultation Leaflet

- 4.17 To raise awareness of the proposed development and the consultation within the local community, an information leaflet was distributed to the local community surrounding the development site.
- 4.18 The leaflet provided a summary of the proposals and directed residents to the project website in order to find out more, provided details of the live public webinar and advised on the channels available to provide their feedback. A Freephone telephone number was also included for those unable to access the internet.
- 4.19 A copy of the leaflet is included at **Appendix 1**.

Leaflets were sent to neighbouring addresses (1,439 addresses) and had landed in letterboxes by Friday, 13<sup>th</sup> October 2023. The distribution area can be seen in **Figure 4.1**.

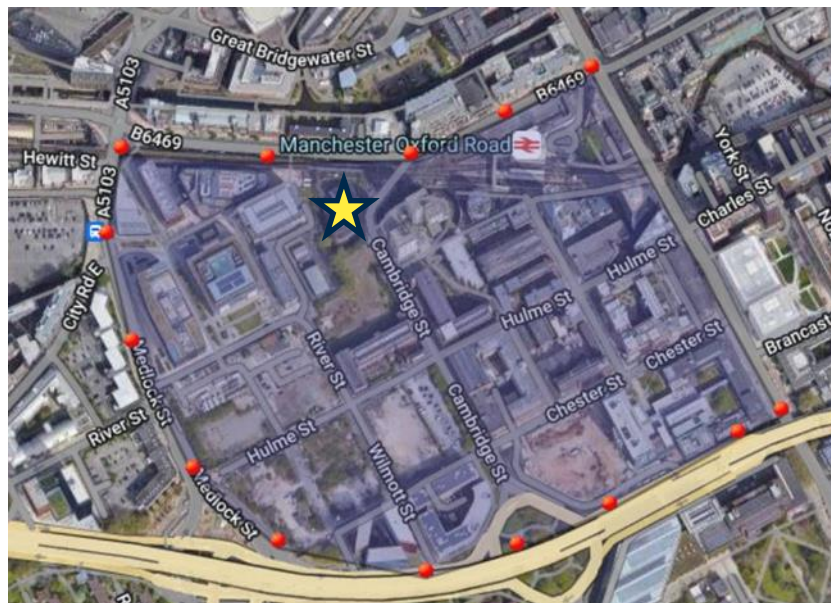


**Figure 4.1 – Leaflet distribution area**

### Social media advertising

- 4.20 In order to raise awareness of the proposals and encourage people to provide feedback on the plans, social media adverts were launched on Facebook/Instagram.
- 4.21 Three geo-targeted adverts were simultaneously published on 12<sup>th</sup> October 2023.
- General post - live for 15 days to advertise the proposals and direct people to the consultation website to find out more about the proposals.

- Webinar post – live for eight (8) days to advertise the live public webinar event and direct people to the registration link.
- Interest targeted post - live for eight (8) days to raise further awareness of the proposals; this post was targeted at individuals who had previously registered interest in the University of Manchester and Manchester Metropolitan University with the intention of capturing student feedback on the proposals.

Copies of the social media adverts can be viewed in **Appendix 2**.

- 4.22 The total number of people reached was 39,568 and the posts generated 798 clicks to the consultation website ([www.hotspurpressmanchester.co.uk](http://www.hotspurpressmanchester.co.uk)) and 187 clicks to the live webinar registration page.

### **Live public webinar**

- 4.23 A live public webinar was held on Thursday, 19<sup>th</sup> October 2023 between 6pm-7pm on Zoom.
- 4.24 The session was advertised via the leaflet, social media adverts and on the consultation website. Attendees could register their interest to attend in advance.
- 4.25 The webinar included a presentation to take attendees through the details of the proposals, along with a live Q&A session where members of the technical team responded to questions.
- 4.26 Of the 12 Zoom accounts who registered in advance to attend, 6 joined the event on the day. Five of those who joined remained on the platform for the full duration of the session.
- 4.27 A recording of the webinar was added to the project website following the event on Thursday, 26<sup>th</sup> October 2023 for those who were unable to attend. The recording was watched by an additional 16 unique visitors between upload and consultation close.
- 4.28 Six questions were asked during the webinar, all of which were responded to during the Q&A session, alongside questions that had been emailed in beforehand.
- 4.29 Full consideration of the applicant's response to the feedback received during the webinar has been presented and responded to in Chapter 6.

### **Consultation website**

- 4.30 A project website was live at [www.hotspurpressmanchester.co.uk](http://www.hotspurpressmanchester.co.uk) and included details of the wider site context, the need for the development, the proposals, the public realm plans and the live public webinar – along with contact methods for the consultation project team, which included an online feedback form, dedicated email address and Freephone consultation number.
- 4.31 The website was updated on Thursday, 26<sup>th</sup> October following the webinar to include a recording of the session that allowed those who were unable to attend to watch back.

4.32 At the close of the consultation on Wednesday, 15<sup>th</sup> November 2023 the website received a total of more than 1,600 unique users, generating a total of approximately 3,300 page views since the project page was launched on Wednesday 11<sup>th</sup> October 2023.

4.33 Detailed screenshots of the website are included in **Appendix 3**.

#### **Online survey form**

4.34 An online survey form was included on the consultation website for people to submit their feedback. This form specifically sought the public's thoughts on how to use the public realm and their expectations in terms of student management. 19 people completed the online form, and detailed responses for the points raised and the applicant's response can be found in Chapter 6.

#### **Media articles**

4.35 A press release was issued on Wednesday 11<sup>th</sup> October 2023 to Place North West and to wider media outlets the following day. The story was covered on consultation launch by the following outlets:

- [Place NorthWest](#)
- [EG Property News](#)
- [Manchester Evening News](#)
- [React News](#)
- [PBSA News](#)

## 5. Consultation Feedback

- 5.1 This section of the report provides an overview of the feedback received during the consultation period. In addition to the six webinar questions, from the wide-reaching awareness raising and engagement activity undertaken, a total of 26 consultees provided feedback via the online form and email.

### **Live public webinar**

- 5.2 A live public webinar was held on Thursday, 19<sup>th</sup> October 2023 between 6pm-7pm on Zoom. Six questions were asked during the webinar, all of which were responded to during the Q&A session, alongside feedback previously received via email and the feedback form. These included:

- Site accessibility
- Site safety and security plans
- Noise and litter management
- Clarity on PBSA use
- Plans for the commercial space
- Next steps for the project and follow up consultation
- Communication with the local community during construction and operation

- 5.3 The themes and responses have been outlined in more detail, as well as the applicant's response, at Chapter 6.

### **Online feedback form**

- 5.4 An online survey form (Appendix 4) was included on the consultation website for people to submit their feedback on the public realm and student management. 19 people completed the online form, with feedback including:

- A marked desire for the public space to prioritise safe and accessible walking routes, tree planting and urban greening, and a clean, litter free environment.
- Site safety and security plans
- How student noise and anti-social behaviour would be managed
- Maintenance of the surrounding infrastructure
- A prospective pedestrian connection through the site to First Street
- Suggestions to incorporate the site's heritage into the plans

- Disability access
- The impact on the local community
- Building height
- Enhancement of the River Medlock
- Traffic management
- Waste management
- Integrating the student community into the existing community

5.5 The themes and responses have been outlined in more detail, as well as the applicant's response, at Chapter 6.

### **Emails**

5.6 During the consultation period, seven emails were received to the dedicated consultation inbox, with feedback including:

- Sunlight impact
- Impact on surrounding infrastructure
- Community engagement opportunities
- Building height
- Building location
- PBSA use
- Preservation of the existing building
- Noise management
- Impact on the River Medlock

5.7 The themes and responses have been outlined in more detail, as well as the applicant's response, at Chapter 6.

## 6. Applicant's Response

- 6.1 The feedback received as part of the consultation has been collated and grouped into themes below. The applicant's response to the key comments raised is summarised below in **Table 4.1**.

**Table 4.1 – Applicant's response**

|           | Theme                                   | Summary of feedback                                                                                                                                                                     | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>  | <b>Building design and use</b>          |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>a.</b> | Building height                         | There were concerns about the height of the building being out of scale for the area and historical context of the building.                                                            | <p>The proposed development introduces a contemporary and elegant tower to the site. This does not seek to compete in its bulk and massing with the retained façade of the original buildings which will, as a result, have a dominant presence at lower floors.</p> <p>The proposed development is being brought forward in the context of buildings of a similar scale positioned to the south of the railway line in a linear form. The development follows this pattern. The building is proposed in the context of a relatively large plot of land, with no immediate sensitive uses surrounding it which could be adversely impacted by height (e.g. in relation to residential amenity). Full technical assessments are provided as part of the planning application in relation to this matter covering matters such as sunlight/daylight, noise and wind/microclimate.</p> |
| <b>b.</b> | Preservation of the building's heritage | There was a concern that not enough of the building's heritage is being maintained and requested further clarity on what elements were being kept and why others were being demolished. | <p>Due to the current state of the existing building structure, the Hotspur Press cannot be preserved in its entirety without compromising the integrity of the structure.</p> <p>The design seeks to retain the most valuable elements of the historic building by preserving both the original 1880s curved warehouse-style wall, other details of the existing brick façade, as well as faithfully</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                   |                                                                                                                 | restoring the iconic signage to ensure the classic view from Gloucester Street remains.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| c. | Enhancements to the River Medlock | Respondents welcomed enhancements to the River Medlock and wanted to understand how these would be implemented. | There is an ongoing dialogue with the Environment Agency to discuss the scope and feasibility of such enhancements. These do not form part of the current planning application but reflect Manner's aspiration. Such enhancements will be provided as part of the development if feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| d. | PBSA need                         | There were queries about the need for PBSA in the area and whether this site was an appropriate location.       | <p>Manchester has one of the largest student populations in the UK and demand for well-managed, high-quality student accommodation far exceeds the available supply. This is due to several factors but is mainly the result of the increasing interest in Manchester as a prime destination for learning and research, together with Manchester's global cultural status.</p> <p>As a result, the Manchester market is the fourth largest PBSA market in the UK behind London, Liverpool and Sheffield, but is currently characterised by a legacy of older bed spaces due to limited development over the last decade. This was highlighted in a 2019 report by Cushman &amp; Wakefield in which they identified that Manchester has fewer high quality rooms compared to the UK average (15% vs 23%) and more low quality rooms than average (39% vs 33%).</p> <p>New PBSA supply in this area of the city centre enables greater access for students to well-located, good quality purpose-built accommodation in line with the ambitions set out in the MCC 2023 PBSA paper.</p> <p>The Hotspur Press is located in a prime, sustainable city centre location, within walking distance of the University of Manchester's main campus and north campus and MMU's All Saints and Birley Campuses as well as the Oxford Road corridor. The site is also close to the cultural and social offering of the city centre including bars, restaurants, shops and amenities.</p> |

|                            |                          |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |                          |                                                                                                                                      | Moreover, a shortage of accommodation for students puts pressure on the city's housing market with students occupying existing homes that could and should be for families and individual people. Delivering student housing, including at The Hotspur Press, provides a solution to this issue, whilst also ensuring students have a more positive experience in Manchester. This will enable the city to attract and retain highly skilled graduates, who contribute positively to the growth of the city's economy. |
| e.                         | Affordability            | There were queries about how affordable the accommodation would be for students.                                                     | The proposed development will offer a range of accommodation options at a range of price points to promote a diverse student community. The specific pricing of rooms is not yet fixed and will be determined before the development opens.                                                                                                                                                                                                                                                                            |
| <b>2. The public realm</b> |                          |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| a.                         | Site safety and security | Several questions were raised about the current safety and security of the area and how this would be managed.                       | A full lighting scheme will be implemented as part of the development whilst a 24-hour concierge will be in place to manage the site. The public square will be over-looked by active ground floor uses and student residential uses providing a high degree of natural surveillance. The blank façade which the site currently presents to Cambridge Street will be opened up along its full length, significantly improving safety and security along this route.                                                    |
| b.                         | Lighting plan            | A number of respondents requested details on the lighting scheme for the public realm, from both a security and creative standpoint. | The lighting scheme for the site will be established in due course and will prioritise the safety and security of both residents and those who will use the public realm and linking route through to First Street.                                                                                                                                                                                                                                                                                                    |
| c.                         | Community engagement     | Local residents were keen to understand how communication with the community would be maintained longer term.                        | Manner is maintaining a dialogue with both Macintosh Village and Chorlton Mill Residents Associations to discuss and agree the best way to maintain a constructive dialogue following the completion of the development and during its operational phase.                                                                                                                                                                                                                                                              |
| d.                         | Accessibility            | One respondent sought assurance on the accessibility of the site for                                                                 | The scheme will comply with relevant building regulation requirements in relation to its accessibility.                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                   |                                            |                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |                                            | wheelchair users and other disabled individuals.                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                     |
| e.                                | Ground floor commercial space              | A number of ideas were shared for what the ground floor space could be used for with an expressed desire for independent businesses that provided a service for the existing residents as well as the future ones. | Manner welcome this feedback and this issue is subject to an ongoing dialogue with the Macintosh Village and Chorlton Mill Residents Associations.                                                                                                                                                                                  |
| f.                                | Tree planting                              | Tree planting and urban greening was the top priority for many consultees when completing the feedback form. There was also a desire for there to be benches so the greenery could be enjoyed.                     | This is noted by Manner. Street furniture and seating areas will be incorporated into the proposed public square for this purpose.                                                                                                                                                                                                  |
| g.                                | Link to First Street                       | The link to First Street was welcomed by many respondents who also wanted to know how that link would be maintained.                                                                                               | This is noted. Manner continues to have discussion with the owner and developer for First Street to ascertain the feasibility of providing a link and what form this will take.                                                                                                                                                     |
| <b>3 Management and operation</b> |                                            |                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                     |
| a.                                | Noise and anti-social behaviour management | A key concern for local residents was the increase in noise and anti-social behaviour caused by an additional 577 students as it is an existing issue in the area.                                                 | The site will be subject to a comprehensive student management plan to ensure residents adhere to a code of conduct in relation to their behaviour. Manner is engaged in ongoing discussions with local community representatives to discuss how the management plan can be shaped to maximise its positive effects in this regard. |
| b.                                | Litter and waste management                | Several members of the local community wanted clarity on how waste and litter would be managed during the operational phase of the development.                                                                    | Manner is committed to the scheme making a positive local contribution and managing any potential areas of adverse impacts. To this end, Manner is content to extend its litter management regime beyond its site and into some of the local area.                                                                                  |

|                        |                                      |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c.                     | Traffic management                   | There were some concerns raised about parking and the impact of move in/move out days on traffic in the area.                                                          | A strict move-in/move-out strategy will be put in place with residents provided with a circa 30 minute allocated parking slot to use the dedicated service bay proposed off Cambridge Street. After this time, cars will be directed to local car parks. This will be strictly managed by staff on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| d.                     | Integration with the local community | Two of the local residents associations expressed an interest in how the development and the students could be an extension of the community, rather than a neighbour. | Manner engaged in ongoing discussions with local community representatives to discuss how this can be best achieved through a range of potential measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>4. Construction</b> |                                      |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| a.                     | Construction Management Plan         | There were concerns raised about the impact of construction on noise, dust and traffic in the area and consultees wanted to know how these factors would be mitigated. | <p>The effects from the construction phase of this proposal are not predicted to be significant and a series of mitigation measures will be adhered to throughout the construction stage to minimise any potential impact on our site neighbours. These measures include a Construction Environmental Management Plan, a Dust Management Plan and a Construction Traffic Management Plan to be agreed with MCC Highways.</p> <p>The following are some of the key mitigation measures that will be implemented:</p> <p><b>Dust and Air Quality</b> – The project team will ensure the site is fully enclosed and dust producing equipment and/or materials are removed from site as soon as possible and adequately covered when onsite. During demolition and the initial phase of construction, wheel wash will be utilised for all vehicles leaving the site, and Cambridge and Gloucester Streets will be swept as required with a road sweeper. Any vehicles on site will be switched off when stationary and the use of diesel/petrol-powered generators will be minimised.</p> |

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**Noise** - A sound / noise meter will be available on site to check noise levels at the site boundaries, ensuring that the 75dB level is not exceeded. Wherever possible equipment will be electrically powered to reduce noise and prevent emissions.

**Traffic** - A Construction Traffic Management Plan will be prepared by the principal contractor which will set out the proposed routing of construction traffic and measures to enforce such routing. This will be agreed in advance with MCC Highways. As it stands, the Construction Management Plan outlines that:

- No existing residential car parking sites will be negatively impacted.
  - Visitors and site personnel will be encouraged to use public transport or where not possible public car parking facilities in the vicinity. No parking on either Gloucester Street or Cambridge Street will be permitted.
  - Where possible, the movement of HGVs to and from site will be restricted to Monday to Friday 07.30 to 18.00, Saturday 07.30 to 13.00, with no Sunday or Bank Holiday working, without prior permission. Abnormal movements, such as those associated with assembly and removal of cranes, will occur overnight and/ or weekends once agreed with MCC and the Police.
  - A strict material delivery scheduling system will be utilised to ensure congestion is avoided. The project team intend
-

|                                    |                                           |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                           |                                                                                                                                                                                               | <p>to locate a nearby off site wait area to call in vehicles as needed.</p> <ul style="list-style-type: none"> <li>• A suitably trained traffic marshal will be posted at the main access and direct and control traffic on a daily basis during normal working hours. They will also ensure all deliveries are removed from the public highway and onto site upon their arrival.</li> </ul>                                                                                              |
| <b>b.</b>                          | Maintenance of surrounding infrastructure | There were queries about how the crumbling railway arches and surrounding pedestrian pavements would be protected during construction.                                                        | A Construction Management Plan will need to be prepared and implemented as part of the delivery of the development. As the railway arches are not in the ownership and control of Manner these will not be directly affected by the development. The build process will be carefully managed to avoid any impacts on these. Any damage to pavements or the public highway will need to be repaired as a condition of the planning permission before the development is brought in to use. |
| <b>c.</b>                          | Community engagement                      | Local residents wanted clarity on how construction updates would be shared and who they could speak to if issues arise during construction.                                                   | The name and contact details for a relevant site manager will also be displayed at the site if there is a need to raise any concerns during construction.                                                                                                                                                                                                                                                                                                                                 |
| <b>5. Technical Considerations</b> |                                           |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>a.</b>                          | Sunlight impact                           | One local resident requested details on how sunlight in the area would be impacted and any potential issues that might cause in terms of future plans for solar panels on existing buildings. | The application will include an assessment of the development's impact resulting from shadowing effects and reduced access to sunlight. The development's relationship with, and proximity to, surrounding residential uses is such that any impact will be limited and within typically acceptable tolerances for a city centre location.                                                                                                                                                |
| <b>b.</b>                          | Impact on rail infrastructure             | A commercial stakeholder requested further discussion on the impact the development would have on the nearby rail network and infrastructure.                                                 | Manner is engaging with Network Rail to discuss the mitigation measures it will need to put in place to ensure the railway is not adversely affected by the development. This will be largely controlled by restrictions imposed via a Construction Management Plan. There will be a                                                                                                                                                                                                      |

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requirement for impacts to be considered and mitigation measures committed as part of conditions on the planning application (such as solar glare). Network Rail will be a statutory consultee on the application and will direct the City Council to impose controls and conditions on the planning permission to ensure its infrastructure is not adversely affected by the development during both construction and operation.

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## 7. Conclusion

- 7.1 The detail of the programme of pre-application consultation set out in this SCE demonstrates that the applicant carefully considered the strategy and approach for pre-application consultation, agreeing the principle of consultation upfront with planning officers at MCC.
- 7.2 The expectations for pre-application consultation set out nationally and locally have been met, and best practice has been followed to ensure the local community could find out about the proposals and share their views.
- 7.3 By providing a mix of both digital (website and social media) and more traditional methods of consultation (leaflet mailing and Freephone response channels), the applicant has taken an inclusive and accessible approach to consultation which has provided a range of opportunities for people to provide feedback.
- 7.4 From this wide-reaching awareness raising and engagement activity, 26 consultees provided written feedback via email and the feedback form, alongside commentary on social media and through the live public webinar. Several recurring themes emerged which has given the project team a better understanding of the local context and increased awareness of local concerns.
- 7.5 The applicant has been open and transparent throughout the pre-consultation engagement and consultation process, demonstrating a commitment to ongoing engagement with local stakeholders throughout the planning process.
- 7.6 The applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

## Appendix 1: Leaflet



# Public consultation on plans to give The Hotspur Press building a new lease of life

The Hotspur Press forms part of Manchester's industrial heritage. Built on the bank of the Medlock in 1801, this former mill has had many uses since, but is now sadly in a state of disrepair.

Situated in an important city centre location, and within close walking distance of the universities, Manner's proposal for The Hotspur Press will deliver around 550 modern, high-quality student study-bedrooms with a range of amenities for residents including shared study areas and communal spaces. The intention is to progress with a scheme of circa 35 storeys.

With the important heritage of the area and its existing local community in mind, the project will respond in two important ways:

- It will preserve the existing iconic brick façade of The Hotspur Press.
- It will rejuvenate the surrounding area to give a more open setting to the historic building and create a new public realm for wider community interaction, use and connectivity.

# Manner

# Your feedback matters

The regeneration of The Hotspur Press provides an opportunity to deliver a new public space for the area. We are inviting your feedback on the proposal through a first stage public consultation on the scheme.

## How can I find out more and provide my feedback?

-  Visit [www.hotspurpressmanchester.co.uk](http://www.hotspurpressmanchester.co.uk)
-  Attend the public webinar on 19th October 2023 between 6pm - 7pm. Sign up in advance at [www.hotspurpressmanchester.co.uk](http://www.hotspurpressmanchester.co.uk)
-  Complete an online feedback form on our website
-  Email comments to [contact@hotspurpressmanchester.co.uk](mailto:contact@hotspurpressmanchester.co.uk)
-  Phone our Freephone number on **0808 168 8296**



Scan here for  
more information

Please ensure that your feedback reaches us by **Thursday, 26th October**. All feedback received at this initial stage of public consultation will inform a planning application to Manchester City Council and there will be future opportunities to comment.



# Manner

# Appendix 2: Social media adverts

## 1. General Awareness Post – Live for 15 days (12<sup>th</sup> October 2023 - 26<sup>th</sup> October 2023)



Turley Strategic Communications

Published by Mercedes Mary · 12 October at 12:09 · 🌐

...

Manner is developing plans to give Manchester's iconic Hotspur Press building a new lease of life. Manner will preserve the building's iconic façade and signage, create a new public realm for wider community use and rejuvenate the surrounding area. The scheme will further support the ongoing regeneration of the First Street area, improve links between First Street and Oxford Road and deliver much needed student accommodation.



HOTSPURPRESSMANCHESTER.CO.UK

The Hotspur Press

The Hotspur Press forms part of Manchester's industrial heritage. Built on th...

Learn more

See Insights and Ads

Boost post

 18

13 comments

2 shares

 Like

 Comment

 Share

Most relevant ▼

 Write a comment...



Turley

Strategic Communications

2. Webinar Promotion Post – Live for 8 days (12<sup>th</sup> October 2023 – 19<sup>th</sup> October 2023)



Turley Strategic Communications

Published by Mercedes Mary · 12 October at 12:17 · 

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We're holding a webinar on Thursday 19th October at 6pm to involve you in Manner's plans to give Manchester's historic Hotspur Press building a new lease of life. We want to hear your thoughts to help us curate this space so that the area becomes attractive and accessible for all our residents and neighbours to enjoy.





US02WEB.ZOOM.US

**The Hotspur Press**

Modernize workflows with Zoom's trusted collaboration tools: including video ...

Sign Up

See Insights and Ads

Boost post

 7

4 comments 6 shares

 Like

 Comment

 Share

Most relevant ▾



Write a comment...

3. Interest Targeted Post – Live for 8 days (12<sup>th</sup> October 2023 – 19<sup>th</sup> October 2023)

T

Turley Strategic Communications

Published by Mercedes Mary · 12 October at 12:29 · 🌐

Situated in an important city centre location, and within close walking distance of the universities, Manner's proposal for The Hotspur Press building will deliver around 550 modern, high-quality student study-bedrooms with a range of communal spaces and amenities.

As part of the proposal, we will preserve the building's iconic façade and signage, create a new public realm for wider community use and rejuvenate the surrounding area.



HOTSPURPRESSMANCHESTER.CO.UK

The Hotspur Press

The Hotspur Press forms part of Manchester's industrial heritage. Built on th...

Learn more

See Insights and Ads

Boost post

👍 6

2 comments 1 share

👍 Like

💬 Comment

➦ Share

Most relevant ▾

T

Write a comment...

🗨️

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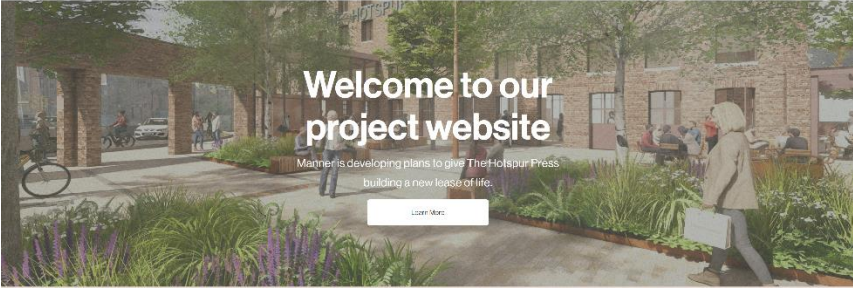
Turley

Strategic Communications

## Appendix 3: Website

# Manner

[Home](#)[The Proposal](#)[The Public Realm](#)[Feedback](#)



## Welcome to our project website

Manner is developing plans to give The Hotspur Press building a new lease of life.

[Learn More](#)

The Hotspur Press forms part of Manchester's industrial heritage. Built on the bank of the Medlock in 1901, this former cotton mill has had many uses but is now sadly in a state of disrepair. There have long been hopes it can be repurposed for the modern era in order that it can regain its status as a celebrated local landmark.

Situated in an important city centre location, and within close walking distance of the universities, Manner's proposal for The Hotspur Press will deliver almost 160 modern, high-quality student study-bedrooms across almost 25 stories with the input of its offices for residents including several study areas and communal spaces.

Manner, a company focused on reusing and redeveloping city centre spaces, is putting forward plans which will realise this ambition through a proposal to reopen access to the site for all to enjoy. With the important heritage of the area and its wider local community in mind, the project will respond in two important ways:

- It will preserve the existing iconic brick facade and signage of The Hotspur Press.
- It will regenerate the surrounding area to create a more open setting to the historic building and create a new public realm for wider community interaction, use and connectivity.

[Click here to be consulted](#)



Hotspur Press, 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 584-586, 588-590, 592-594, 596-598, 600-602, 604-606, 608-610, 612-614, 616-618, 620-622, 624-626, 628-630, 632-634, 636-638, 640-642, 644-646, 648-650, 652-654, 656-658, 660-662, 664-666, 668-670, 672-674, 676-678, 680-682, 684-686, 688-690, 692-694, 696-698, 700-702, 704-706, 708-710, 712-714, 716-718, 720-722, 724-726, 728-730, 732-734, 736-738, 740-742, 744-746, 748-750, 752-754, 756-758, 760-762, 764-766, 768-770, 772-774, 776-778, 780-782, 784-786, 788-790, 792-794, 796-798, 800-802, 804-806, 808-810, 812-814, 816-818, 820-822, 824-826, 828-830, 832-834, 836-838, 840-842, 844-846, 848-850, 852-854, 856-858, 860-862, 864-866, 868-870, 872-874, 876-878, 880-882, 884-886, 888-890, 892-894, 896-898, 900-902, 904-906, 908-910, 912-914, 916-918, 920-922, 924-926, 928-930, 932-934, 936-938, 940-942, 944-946, 948-950, 952-954, 956-958, 960-962, 964-966, 968-970, 972-974, 976-978, 980-982, 984-986, 988-990, 992-994, 996-998, 1000-1002, 1004-1006, 1008-1010, 1012-1014, 1016-1018, 1020-1022, 1024-1026, 1028-1030, 1032-1034, 1036-1038, 1040-1042, 1044-1046, 1048-1050, 1052-1054, 1056-1058, 1060-1062, 1064-1066, 1068-1070, 1072-1074, 1076-1078, 1080-1082, 1084-1086, 1088-1090, 1092-1094, 1096-1098, 1100-1102, 1104-1106, 1108-1110, 1112-1114, 1116-1118, 1120-1122, 1124-1126, 1128-1130, 1132-1134, 1136-1138, 1140-1142, 1144-1146, 1148-1150, 1152-1154, 1156-1158, 1160-1162, 1164-1166, 1168-1170, 1172-1174, 1176-1178, 1180-1182, 1184-1186, 1188-1190, 1192-1194, 1196-1198, 1200-1202, 1204-1206, 1208-1210, 1212-1214, 1216-1218, 1220-1222, 1224-1226, 1228-1230, 1232-1234, 1236-1238, 1240-1242, 1244-1246, 1248-1250, 1252-1254, 1256-1258, 1260-1262, 1264-1266, 1268-1270, 1272-1274, 1276-1278, 1280-1282, 1284-1286, 1288-1290, 1292-1294, 1296-1298, 1300-1302, 1304-1306, 1308-1310, 1312-1314, 1316-1318, 1320-1322, 1324-1326, 1328-1330, 1332-1334, 1336-1338, 1340-1342, 1344-1346, 1348-1350, 1352-1354, 1356-1358, 1360-1362, 1364-1366, 1368-1370, 1372-1374, 1376-1378, 1380-1382, 1384-1386, 1388-1390, 1392-1394, 1396-1398, 1400-1402, 1404-1406, 1408-1410, 1412-1414, 1416-1418, 1420-1422, 1424-1426, 1428-1430, 1432-1434, 1436-1438, 1440-1442, 1444-1446, 1448-1450, 1452-1454, 1456-1458, 1460-1462, 1464-1466, 1468-1470, 1472-1474, 1476-1478, 1480-1482, 1484-1486, 1488-1490, 1492-1494, 1496-1498, 1500-1502, 1504-1506, 1508-1510, 1512-1514, 1516-1518, 1520-1522, 1524-1526, 1528-1530, 1532-1534, 1536-1538, 1540-1542, 1544-1546, 1548-1550, 1552-1554, 1556-1558, 1560-1562, 1564-1566, 1568-1570, 1572-1574, 1576-1578, 1580-1582, 1584-1586, 1588-1590, 1592-1594, 1596-1598, 1600-1602, 1604-1606, 1608-1610, 1612-1614, 1616-1618, 1620-1622, 1624-1626, 1628-1630, 1632-1634, 1636-1638, 1640-1642, 1644-1646, 1648-1650, 1652-1654, 1656-1658, 1660-1662, 1664-1666, 1668-1670, 1672-1674, 1676-1678, 1680-1682, 1684-1686, 1688-1690, 1692-1694, 1696-1698, 1700-1702, 1704-1706, 1708-1710, 1712-1714, 1716-1718, 1720-1722, 1724-1726, 1728-1730, 1732-1734, 1736-1738, 1740-1742, 1744-1746, 1748-1750, 1752-1754, 1756-1758, 1760-1762, 1764-1766, 1768-1770, 1772-1774, 1776-1778, 1780-1782, 1784-1786, 1788-1790, 1792-1794, 1796-1798, 1800-1802, 1804-1806, 1808-1810, 1812-1814, 1816-1818, 1820-1822, 1824-1826, 1828-1830, 1832-1834, 1836-1838, 1840-1842, 1844-1846, 1848-1850, 1852-1854, 1856-1858, 1860-1862, 1864-1866, 1868-1870, 1872-1874, 1876-1878, 1880-1882, 1884-1886, 1888-1890, 1892-1894, 1896-1898, 1900-1902, 1904-1906, 1908-1910, 1912-1914, 1916-1918, 1920-1922, 1924-1926, 1928-1930, 1932-1934, 1936-1938, 1940-1942, 1944-1946, 1948-1950, 1952-1954, 1956-1958, 1960-1962, 1964-1966, 1968-1970, 1972-1974, 1976-1978, 1980-1982, 1984-1986, 1988-1990, 1992-1994, 1996-1998, 2000-2002, 2004-2006, 2008-2010, 2012-2014, 2016-2018, 2020-2022, 2024-2026, 2028-2030, 2032-2034, 2036-2038, 2040-2042, 2044-2046, 2048-2050, 2052-2054, 2056-2058, 2060-2062, 2064-2066, 2068-2070, 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3892-3894, 3896-3898, 3900-3902, 3904-3906, 3908-3910, 3912-3914, 3916-3918, 3920-3922, 3924-3926, 3928-3930, 3932-3934, 3936-3938, 3940-3942, 3944-3946, 3948-3950, 3952-3954, 3956-3958, 3960-3962, 3964-3966, 3968-3970, 3972-3974, 3976-3978, 3980-3982, 3984-3986, 3988-3990, 3992-3994, 3996-3998, 4000-4002, 4004-4006, 4008-4010, 4012-4014, 4016-4018, 4020-4022, 4024-4026, 4028-4030, 4032-4034, 4036-4038, 4040-4042, 4044-4046, 4048-4050, 4052-4054, 4056-4058, 4060-4062, 4064-4066, 4068-4070, 4072-4074, 4076-4078, 4080-4082, 4084-4086, 4088-4090, 4092-4094, 4096-4098, 4100-4102, 4104-4106, 4108-4110, 4112-4114, 4116-4118, 4120-4122, 4124-4126, 4128-4130, 4132-4134, 4136-4138, 4140-4142, 4144-4146, 4148-4150, 4152-4154, 4156-4158, 4160-4162, 4164-4166, 4168-4170, 4172-4174, 4176-4178, 4180-4182, 4184-4186, 4188-4190, 4192-4194, 4196-4198, 4200-4202, 4204-4206, 4208-4210, 4212-4214, 4216-4218, 4220-4222, 4224-4226, 4228-4230, 4232-4234, 4236-4238, 4240-4242, 4244-4246, 4248-4250, 4252-4254, 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## The proposal

Manner is bringing forward plans to reimagine the Holspur Press. The proposal will:

-  Enhance the existing historic brick building and its surrounding area
-  Create a new public space for the surrounding area
-  Improve the surrounding area
-  Create a new public space for the surrounding area



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## An important city centre location

The location, with its close proximity to the city's two main university campuses, social facilities, and transport hubs, is ideally situated for students who tend to cycle, walk or use public transport.

The location is also in the heart of the city's historic centre, with its close proximity to the city's two main university campuses, social facilities, and transport hubs, is ideally situated for students who tend to cycle, walk or use public transport.

## References from the past shaping the future

The Holspur Press stands as a reminder of Manchester's industrial history. Built on the bank of the Mosely in 1901, it was originally named Mosely Mill. The proposed project, if approved, will take The Holspur Press on the next stage of its journey, opening access to and restoring a historical asset for a new generation of Manchester residents.

The Holspur Press is a historic building that has been used for a variety of purposes over the years. It was originally built as a mill, but has since been converted into a residential building. The building is a good example of the industrial architecture of the early 20th century.

The building is a good example of the industrial architecture of the early 20th century. It is a building that has been used for a variety of purposes over the years. It was originally built as a mill, but has since been converted into a residential building.



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## Demand, need and supply

With the condition of the building worsening, it is important that a viable long-term use for it is found and found soon. The student scheme is the only currently viable means of achieving this and one which will bring a buzz to the area and in turn make a positive contribution to the local economy.

As the proposed project is a historic building, it is important that it is used in a way that respects its heritage. The student scheme is the only currently viable means of achieving this and one which will bring a buzz to the area and in turn make a positive contribution to the local economy.

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## Design development

The proposed building has been designed by H. L. L. Partners with extensive consultation for how The Holspur Press can be redesigned to meet modern needs, whilst also preserving its rich history and celebrating Manchester's industrial heritage.

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## Management and operation

Manner, working in partnership with Fresh Student Living, a leading and nationally recognised, award-winning student accommodation management company is preparing a bespoke management plan for the proposed scheme at The Holspur Press, Manchester.

Various measures are being taken to ensure the building is in a good state of repair and is ready to receive students. The management plan will detail the measures that will be taken to ensure the building is in a good state of repair and is ready to receive students.

Various measures are being taken to ensure the building is in a good state of repair and is ready to receive students. The management plan will detail the measures that will be taken to ensure the building is in a good state of repair and is ready to receive students.

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## Frequently Asked Questions (FAQs)

Responses to key questions regarding The Holspur Press proposal are summarised below. If you have any other questions or would like further detail, please get in touch with us using the contact methods on the [Feedback](#) page.

When are you looking to submit a planning application?

Why is this site suitable for residential accommodation and not another project?

Does Manchester need more purpose-built student accommodation?

How will the site effectively be managed?

When will you be looking to start building? And when will construction be completed?

What impact will the construction work have on the surrounding area and what mitigation measures will be put in place?

How can I submit my feedback?

For any questions or enquiries, please get in touch by:

[enquiries@mannerliving.co.uk](mailto:enquiries@mannerliving.co.uk)

[Phone](#) [Facebook](#)

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### Curating a vibrant, new destination for the local community

The regeneration of The Hotspur Press provides an opportunity to deliver a new public space for the area, that will become a natural extension of the local community. Our aspiration is for the area to become attractive and accessible for our residents and our neighbours to enjoy, with thriving independent businesses bringing a special character to the space.

To support this process, the design of the public space, street furniture, uses at ground floor and the building's detailed management plan are all matters which are reserved and can continue to develop through further consultation with the community beyond submission of our planning application.

Manner's investment in the public realm, and restoration of a historical asset for a new generation of Manchester's residents, will open access for wider community use. The student residents will create activity at the ground floor, creating an energy and buzz that will help attract others to the repurposed building.



*Illustrative views of public realm*

For any questions or enquiries, please get in touch by:

@ [contact@hotspurpressmanchester.co.uk](mailto:contact@hotspurpressmanchester.co.uk)

📞 0808 168 8296

Manner

Website design by Turley

### What happens next?

Following the first consultation deadline, we will collate all feedback and comments received. Once we have finalised our plans for the site, we will submit a full planning application to Manchester City Council who will undertake their own consultation on the application.

The regeneration of the He-Hotspur Press provides an opportunity to deliver a new public space for the area, that becomes a natural extension of the local community. To help us to create the space to become attractive and accessible for our residents and our neighbours to enjoy, we would appreciate you taking the time to complete the feedback form below.

Name: \_\_\_\_\_

1152 Page 24 of 24

First Name: Last Name:

to not require

[illegible]

(C)  $k$  and  $m$  both

• **AGENCY**

Age (years)

10.24

0 37 24

 Springer

4064

④ 45.

1. What features of the new public space are important to you (prioritize the three that are most important to you)

■  $\Delta G_{\text{vap}}^{\circ}(\text{H}_2\text{O}) = 10.5 \text{ kJ mol}^{-1}$  at  $25^{\circ}\text{C}$

†  $\chi^2$  test for independence,  $p$  value in parentheses.

☐ This plant is an endangered species

© 2004 Blackwell Publishing Ltd

▶ **History for non-binding oral radiology exam:** 10 min

1. 以下哪项不是《说文解字》的体例？

It is important to note that the authors do not claim that the results are generalizable to all cases of child sexual abuse. The study was limited to a specific sample of children and families, and the results may not be applicable to other populations. Additionally, the study did not control for other factors that may have influenced the results, such as the severity of the abuse or the child's age.

2. What features do you think could be included in the public realm to ensure safety and inclusivity for residents and pedestrians as part of the scheme?

3. Manner is developing the scheme design alongside a clear and effective student management plan. What do you think the plan needs to contain to ensure that the scheme creates a positive contribution to the neighbourhood?

4. In addition to preserving the existing historic facade of the Holsapuri Press, the scheme includes the opportunity to include references from the past. Do you have any past memories or stories about the site and its past that you would like to share?

5. This consultation forms the start of a conversation with the local community. We would like to continue to listen to local feedback, if you would like to register your interest in staying in touch, please tick the box below.

54

[illegible]

Public consultation workshop – held on Thursday 12th October, 2006

Manner

istabilla.doc on the Turley

## Appendix 4: Feedback Form

|                                                                                                                        |                      |
|------------------------------------------------------------------------------------------------------------------------|----------------------|
| First Name                                                                                                             | Last Name            |
| <input type="text"/>                                                                                                   | <input type="text"/> |
| Email (required)                                                                                                       |                      |
| <input type="text"/>                                                                                                   |                      |
| Are you... (tick box)                                                                                                  |                      |
| <input type="radio"/> A local resident                                                                                 |                      |
| <input type="radio"/> A business                                                                                       |                      |
| <input type="radio"/> A student                                                                                        |                      |
| <input type="radio"/> Other (please specify)                                                                           |                      |
| Age (tick box)                                                                                                         |                      |
| <input type="radio"/> 18-24                                                                                            |                      |
| <input type="radio"/> 25-34                                                                                            |                      |
| <input type="radio"/> 35-48                                                                                            |                      |
| <input type="radio"/> 49-64                                                                                            |                      |
| <input type="radio"/> 65+                                                                                              |                      |
| 1. What features of the new public space are important to you (please select the three that are most important to you) |                      |
| <input type="checkbox"/> A clean, litter free environment                                                              |                      |
| <input type="checkbox"/> Safe and accessible walking routes                                                            |                      |
| <input type="checkbox"/> Tree planting and urban greening                                                              |                      |
| <input type="checkbox"/> A play space for children                                                                     |                      |
| <input type="checkbox"/> Space for wellbeing and relaxation activities                                                 |                      |
| <input type="checkbox"/> Shelter from the wind/rain.                                                                   |                      |
| <input type="checkbox"/> Arts based/cultural activities within the public realm.                                       |                      |

2. What features do you think could be included in the public realm to ensure safety and inclusivity for residents and neighbours as part of the scheme?

3. Manner is developing the scheme design alongside a clear and effective student management plan. What do you think the plan needs to contain to ensure that the scheme creates a positive contribution to the neighbourhood?

4. In addition to preserving the existing historic facade of the Hotspur Press, the scheme includes the opportunity to include references from the past. Do you have any past associations or stories about the site and its past that you would like to share?

5. This consultation forms the start of a conversation with the local community. We would like to continue to listen to local feedback, if you would like to register your interest in staying in touch, please tick the box below.

☐ Yes, I agree to register my interest

Submit