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1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council (MCC) by Manchester Life Development Company 3 Limited (the 'Applicant', hereby referred to as 'Manchester Life'), in respect of land bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west.
- 1.2. The proposed development comprises the demolition of existing structures on the site and the development of 256 residential units (Use Class C3), ground floor commercial floorspace (Use Class E) and ancillary amenity space within a 5 - 10 storey building, alongside cycle parking, four disabled access car parking spaces, hard and soft landscaping, access and servicing and other associated works (the "Proposed Development").
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.
- 1.4. The following documents have been included within this report as evidence to support the statements that have been made:
 - Site Location Plan (Appendix 1);
 - Consultation Boundary (Appendix 2);
 - Consultation Leaflets (Appendix 3); and,
 - Consultation Web Pages (Appendix 4).

The Site

- 1.5. The Site is bounded by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west. The Site boundary extends to 0.79 hectares (ha). A location plan is enclosed within Appendix 1 of this Statement for the purposes of identification.
- 1.6. The Site currently comprises hardstanding and warehouses.
- 1.7. The Site is within the administrative boundary of Manchester City Council. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document.
- 1.8. The Site is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework, which was originally endorsed by Manchester City Council in October 2014.
- 1.9. In July 2020, Manchester City Council endorsed a refreshed NDF which focused on the Poland Street Zone in Ancoats (within which the Site is located) and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs. The 2020 NDF states that the Poland Street Zone will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice. It will be a low car use area with high levels of cycle parking.
- 1.10. In March 2022, an addendum to the Poland Street Zone NDF was endorsed at Manchester City Council's Executive. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood, this is known as the 'Poland Street Zone Public Realm Strategy'. It provides both spatial and detailed design principles to ensure that the public realm develops into an attractive and sociable setting. These principles celebrate heritage and support public life to facilitate a successful new residential and mixed-use neighbourhood.

- 1.11. A full summary of the Site context is set out in the Planning Statement submitted with this application.

The Proposals

- 1.12. In summary, the proposals will include:
- 256 homes (Use Class C3) with a mix of one, two and three bedroom apartments as well as townhouses and duplexes, including ancillary amenity space;
 - 1,350 sq. m. of commercial floorspace suitable for shops; financial and professional services; offices; or space for other appropriate services in a commercial, business or service locality (Use Class E);
 - Landscaping, access and servicing and other associated works; and
 - 256 secure cycle parking spaces.
- 1.13. The formal description of development contained within the planning application form states:
- “Application for Full Planning Permission for demolition of existing structures and the erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents’ amenity space (Use Class C3), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works”*
- 1.14. Full details of the Proposed Development are contained with the Planning Statement (incorporating Green and Blue Infrastructure Statement) submitted with the Application, in addition to the Design and Access Statement prepared by CRTKL.

Pre-Application Consultation

- 1.15. A process of pre-application engagement has been implemented by the project team to communicate and discuss the approach to the scheme’s design development. Where possible, points raised during these discussions have been taken into account.

Public Consultation

Neighbourhood Development Framework 2020 Consultation

- 1.16. The Ancoats and New Islington (A&NI) NDF was originally endorsed by the City Council’s Executive in 2014 and updated in 2016. A draft refreshed A&NI NDF (“Poland Street Zone NDF”) was submitted to the City Council’s Executive in February 2020 that guides the next phases of regeneration with a particular focus towards the Poland Street Zone and the Central Retail Park.
- 1.17. The addendum focuses on the future evolution of Ancoats, and seeks to bring about the following key ambitions to the Poland Street Zone:
- **Diverse and multi-general:** A housing mix and living environment that opens up the Ancoats urban lifestyle to a broader range of people;
 - **Living and working:** An active and mixed place that optimises residential and employment space, carefully managing the needs of both communities;
 - **Sociable and sustainable:** Somewhere that supports carbon neutral living and working, and fosters a sense of community and collective responsibility.
- 1.18. It was endorsed by Manchester City Council’s Executive in June 2020, following public consultation. Consultation was scheduled to run from 4 March to 15 April 2020 with two public consultation events due to take place within March but as a result of the impact of COVID-19 it was cancelled.
- 1.19. A revised consultation programme ran between 4 March and 15 May 2020 and was undertaken by staff from the Strategic Development Team at Manchester City Council with support from external consultancy firm Counter Context Limited. The following consultation methods were used:

- An updated Ancoats and New Islington consultation web page on the manchester.gov.uk website, providing details of the draft updated Ancoats and New Islington NDF relating to the Poland Street Zone and download links to the relevant documents with a dedicated feedback form to submit comments.
- Letters to all local residents (465 addresses) within the Framework Area consultation boundary.
- Letters to local businesses within the Framework area registered on the Manchester City Council Business Rates Database.
- Letters to property and landowners delivered to all freehold and leasehold interests registered at the land registry within the consultation boundary area. All letters provided web-link details to the consultation page as well as details of the planned consultation events.
- Consultation notification emails to key public and statutory stakeholders.
- Consultation notification emails to non-statutory stakeholder groups including community groups.
- Press release and news articles on the manchester.gov.uk website, supported by social media.
- A dedicated email address and telephone information line.

1.20. In summary, a total of 130 responses were received, and the website attracted 3,615 visits. 119 responses were via the online questionnaire and a further 11 responses were via email. The feedback that was received was largely positive and can be summarised into the key themes below:

- Strong support of the vision and priorities contained within the draft NDF update and the strategy to maximise opportunities for future development;
- Strong support for the proposals linked to reduced car use and improved connectivity and pedestrian and cycle routes through the area;
- Further comments were made in relation to car parking and how this is managed in terms of on street parking and centralised parking provision to service the area and support businesses and residents;
- Strong support for the objectives of maintaining the character and conservation status of the area and ensuring that appropriate consideration is given to this in future developments;
- Highlighting the need for flood management and sustainable drainage solutions where appropriate;
- Highlighting the need for design to positively address the waterways corridor and link to wider green and blue networks;
- Highlighting the need to consider flexibility on building massing and heights at certain locations in the area;
- Support for the delivery of affordable housing across a range of typologies and tenures;
- Highlighting the need to ensure live work mix is balanced appropriately to ensure that either use is not detrimental to the other; and
- Support for potential of green streets and open green spaces that could be used for a variety of activities. However, concern was expressed about the possible loss of public open space at Ancoats Green.

Poland Street Zone Public Realm Strategy – Neighbourhood Development Framework Addendum

- 1.21. In March 2022, a public-realm focused addendum to the Poland Street Zone NDF was endorsed at Manchester City Council’s Executive on 16 March 2022. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood, this is known as the ‘Poland Street Zone Public Realm Strategy’. It provides both spatial and detailed design principles guide the development of the public realm into an attractive and sociable setting for the neighbourhood. These principles celebrate heritage and support public life to facilitate a successful new residential and mixed-use neighbourhood. The Public Realm Strategy will support the creation of a sustainable neighbourhood of 1,500 homes and bring activity and vitality to the area through the creation of inclusive routes and connections which will be accessible to all including those visiting, living and working in Ancoats and New Islington regardless of age and ability. Additionally, the public realm improvements will improve the safety and security in the area both during the day and at night.
- 1.22. The Public Realm Strategy is a material consideration for all future planning applications within the Poland Street Zone. Additionally, one of the Character Spaces identified within the Poland Street Zone Public Realm Strategy is the Prussia Street Arm Greenway, which is located to the east of Phoenix Ironworks, therefore the design of Phoenix Ironworks would have to consider the alignment of the Greenway.
- 1.23. A public consultation programme ran between 31 January and 27 February 2022 and was undertaken by staff from the Strategic Development Team at Manchester City Council with support from external consultancy firm Counter Context Limited. The following consultation methods were used:
- A Poland Street Zone Public Realm Strategy consultation web page on the www.manchester.gov.uk website, providing details of the draft Poland Street Zone Public Realm Strategy, download links to all relevant documents, and online feedback from a dedicated email and phonenumber for comments and feedback;
 - 2,742 leaflets were sent via Royal Mail standard delivery to all land and property owners and residents within the study area, promoting the availability of online material and encouraging feedback;
 - Two drop-in events were held on 14 February 12 – 2.30pm and 5 – 7pm at Halle St Peters. These were joint consultation events with the “This City” Rodney Street scheme.
 - The Leader of the Council and the Executive Members for Housing and Regeneration and local Members were briefed by the Director of Growth and Development and the interim lead for the Eastern Gateway;
 - A press release was circulated to relevant business pages and media organisations to promote the start/end of the consultation period and the drop in events that were scheduled;
 - Social media accounts were used to promote both the online consultation and the drop in events;
 - An email briefing and link to the Poland Street Zone Public Realm consultation web page was provided to key public and statutory stakeholders; including Homes England, Transport for Greater Manchester; Historic England, United Utilities, The Environment Agency, Greater Manchester Fire and Rescue Service and Greater Manchester Police;
 - One to one briefing sessions were held with key Manchester City Council departments including Planning, Highways, Neighbourhoods, Park, and Public Realm team;
 - One to one briefing sessions were held with developers and landowners in the area, and they were also invited to attend the drop in events and the public realm consultation materials was also shared with all parties.

1.24. In summary, a total of 88 responses were received, including 81 responses from the general public, 2 responses from landowners/developers and 5 responses from statutory stakeholders. The feedback that was received was largely positive and can be summarised into the key themes below.

- Transport and Movement - the amended street hierarchy and approach to traffic management and reduction of rat running through the area was welcomed
- Ancoats Green and Green Space - improvements to Ancoats Green and the establishment of the park as the “green heart” with a clear pedestrian link to Jersey Street and the Rochdale Canal were supported, with the caveat that existing trees were retained, and the size of the green was not reduced.
- Ancoats Mobility Hub - there were a number of comments in relation to the Ancoats Mobility Hub, albeit not part of the consultation residents expressed some concern about the long-term use of this site in the centre of Ancoats.
- Amenity provision - there was a number of comments regarding the provision of amenities in the area to reflect the areas growth and the influx of residents in recent years.
- Trees - concern was expressed regarding the potential of trees being removed as a result of the strategy and there were particular comments regarding the retention of mature trees. The City Council will look to replace and re-plant at least two trees locally for every tree that may be lost.
- Crime and Anti-social behaviour - respondents requested further information on the measures being taken to address crime and antisocial behaviour in Ancoats, including requesting further safety measures are introduced such as CCTV and more street lighting.

Site Specific Consultation: Phoenix Ironworks

1.25. Formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents. The objectives for the site-specific consultation were to:

- Continue to communicate the ongoing development at Ancoats and New Islington and generate support for each of the new developments being proposed;
- Present the design proposals for Phoenix Ironworks;
- Gather feedback on the key issues and addressing any potential concerns that relate to the proposed development; and
- Make people aware of the timescales for development.

1.26. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:

- **11 May 2023** - approximately 5,737 addresses (Appendix 3) were issued a postcard. This provided an introduction to the proposals and encouraged residents to contribute to the consultation by providing feedback via the online form on the consultation website, or via either an online form on the consultation website, or via the dedicated consultation inbox. Additionally, it provided information on the drop-in consultation event and invited local residents to attend.
- **11 May 2023** – Developers and organisations within the Ancoats area were issued emails notifying them of the consultation and inviting them to attend the drop-in session. This included Northern Group, Henry Boot Developments, New Islington Free School and the architects behind 23 Radium Street. All acknowledged receipt of the invitation, however only the architects behind 23 Radium Street attended the consultation.
- **11 May – 29 May 2023**: the consultation ran for 18 days between 11 May 2023 and 29 May 2023. Over the consultation period the website (Appendix 4) received 353 unique visitors and 43 responses were submitted.

- **23 May 2023:** Two in-person drop-in sessions took place on 23 May 2023 at Halle St Peter's in Ancoats, with Session 1 occurring between 12pm and 2.30pm and Session 2 occurring between 5pm and 7pm. Of the 33 people who attended the events, three completed paper feedback forms.

1.27. A copy of the consultation website can be found in Appendix 4.

1.28. A full account of all public engagement undertaken, the responses received, and a direct response made by the proposals is set out in full within Section 3.

Statutory and Key Stakeholder Engagement

1.29. Pre-application consultation with statutory and key stakeholder consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the details design of the proposals has responded to the site conditions, surrounding area, relevant Frameworks and the Site's economic, planning and regeneration context.

1.30. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:

- Extensive dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process in order to seek their support in principle;
- A formal request for an EIA Screening Opinion request was submitted to MCC on 24 May 2023. This sets out that the impact from the development would not be significant to warrant a formal Environmental Impact Assessment;
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- Historic England has been consulted on the design of the scheme as it is located within the Ancoats Conservation Area, and their advice has been addressed in the application proposal; and
- Various meetings with other technical statutory consultees, including MCC Highways, MCC Environmental Health, Transport for Greater Manchester, Greater Manchester Ecology Unit, Greater Manchester Archaeological Advisory Service, and Greater Manchester Police.

1.31. Full details of all pre-application engagement with statutory and non-statutory consultees and the response provided by the submission are provided in Section 3 of this Statement.

Report Structure

1.32. The remainder of this Statement is structured as follows:

- Section 2 – sets out the relevant planning policy and requirements.
- Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
- Section 4 – presents the summary and conclusions.

2. Policy Context

- 2.1. Guidance with regard to consultation is set out at both the national and local level. These requirements are summarised below.

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

(1) Where –

- (a) a person proposes to make an application for planning permission for the development of any land in England, and*
- (b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).*

- 2.6. Subsections (2) and (3) state:

- (2) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.*
- (3) The person must consult each specified person about the proposed application.*

- 2.7. Subsection (4) outlines the requirements in regard to publicity of applications:

(4) Publicity under subsection (2) must—

- (a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and*
- (b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.*

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2021)

- 2.10. The Department for Communities and Local Government published the revised NPPF in July 2021. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.11. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, to undertake pre-application consultation before submitting applications.
- 2.13. Similarly, paragraphs 132 and 133 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Policy Guidance

- 2.15. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in June 2021 following updates to the NPPF.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.18. Appendix 1 of the SCI provides guidance on developer-led early engagement.

- 2.19. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.20. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.21. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.22. This Statement sets out the consultation process which has been undertaken and demonstrates compliance with the guidance and requirements set out above.

3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

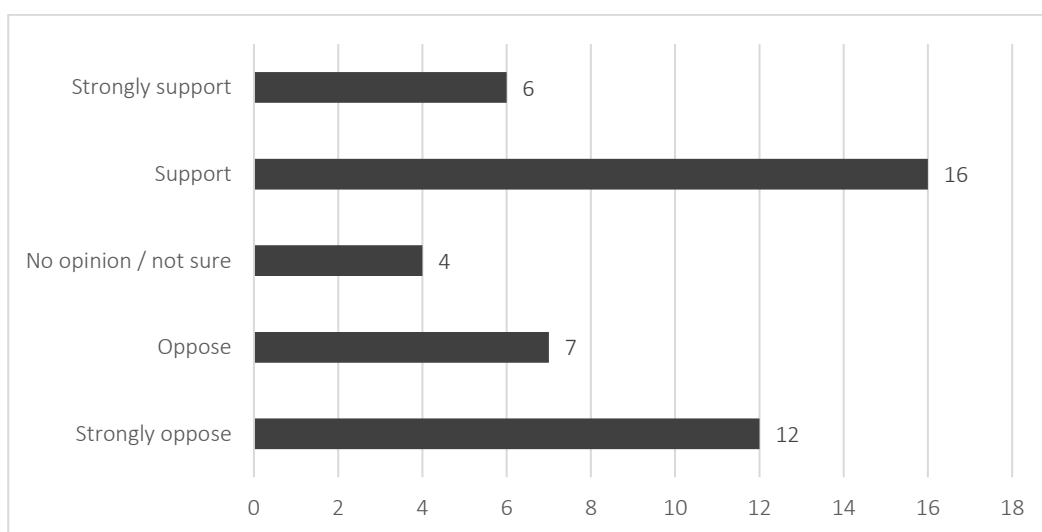
Site Specific Consultation: Phoenix Ironworks

- 3.2. The consultation period for Phoenix Ironworks took place between 11 May 2023 and 29 May 2023. Two in-person drop-in sessions took place on 23 May 2023, with session 1 taking place between 12pm - 2:30pm and session 2 taking place between 5pm – 7pm. These events ran alongside the online consultation.
- 3.3. The material presented both online and in-person provided a comprehensive and detailed presentation of the updated design proposals for the Site. This information was supplemented by two questions with regards to thoughts and feelings on each of the sites including the opportunity for detailed written comments.
- 3.4. The first question was quantitative and provided 5 different answers for respondents to choose from (outlined in Paragraph 3.7 below), whilst the second question was open-ended and provided qualitative results.
- 3.5. The questions that the respondents were asked are listed below:
1. *What are your thoughts on our proposals for Phoenix Ironworks?*
 2. *What are your views on our proposals for Phoenix Ironworks?*
- 3.6. By engaging with the stakeholders and local community, valuable insight was gained on the design proposals for the Proposed Development. The consultation event was able to successfully gather local opinion on the aspects of the design proposals for each of the sites, outlining what was liked and what else was needed to improve.

Question 1: What are your thoughts on our Proposals for Phoenix Ironworks?

- 3.7. The responses received to Question 1 are shown below:

- *Strongly support – 6 (13%)*
- *Support – 16 (36%);*
- *Not sure / no opinion – 4 (9%);*
- *Oppose – 7 (16%);*
- *Strongly oppose – 12 (26%).*



- 3.8. The 'oppose' and 'strongly oppose' responses related mainly to the proposed height of the development and the lack of affordable housing. Our responses to these issues are set out in Table 1 below.

Question 2: What are your views on our proposals for Phoenix Ironworks?

- 3.9. An extensive summary of the issues raised by respondents through Question 2 on the feedback form, and those who submitted feedback via email, is provided in Table 1 below:

Table 1 – Response to Site Specific Consultation

Consultation comments	Applicant's Response
Scale, Massing and Design	
- Four respondents were critical of the proposed height and massing of the development. They drew specific attention to the taller element of the building, suggesting it is not in keeping with the locality. - Two respondents suggested the height should be somewhere between 5-8 storeys. - There was a comment claiming the height does not taper down from Great Ancoats Street toward Miles Platting, as the NDF suggests it should. - A respondent was concerned that the height could set a precedent for the area. - One respondent suggested the courtyard would be overshadowed by the height of the development. - One respondent suggested the building should have 'breaks' in it to allow light into the apartments.	The Site has been earmarked for development by Manchester City Council for a number of years. The Site currently comprises hardstanding and warehouses (which are largely vacant). This is an inefficient use of this land. The proposed building form and mass has been carefully considered with reference to, and to complement, the historic form of the Ancoats Conservation Area. The proposed heights reference the historic character, which comprised large, dominant mills located beside domestically scaled back residential streets. The Poland Street Zone NDF is supportive of courtyard spaces to make a notable contribution to the volume of open space within the area. The overall approach to design, as well as the mix of uses proposed, is consistent with the objectives and principles set out in the NDF in relation to the built form. This includes repairing and reinventing the urban fabric and street grid – with strong street edges and corners. The proposed design also responds to the focus in the Poland Street Zone NDF of protecting and enhancing Ancoats' unique heritage and historic urban character, including the variation in height and massing that is characteristic of the area.

Consultation comments	Applicant's Response
- There was a comment expressing concern that the development could make Poland Street feel too enclosed. - A comment suggested the development would block views into the Peak District which residents currently enjoy.	The proposed development has been designed to retain the character of Jersey Street. As a result of this the current massing of the three industrial sheds in the southwest corner of the Site will be recreated to provide flexible space for independent businesses and makers. The four storey 'Foreman's Office' that previously stood alongside these sheds will also be recreated as part of the development, as a reference to the history of the Site. To facilitate the retention of the massing on Jersey Street without undermining the viability of the scheme, and therefore the delivery of its significant benefits, the density is stepped up to the north-eastern corner and the 8-storeys indicated in the SRF is exceeded by 2 storeys. As a consequence, the buildings proposed as part of the development vary in height, with a lower, 2 storey frontage in the southwest corner of the site stepping up to 10 storeys (32.1 metres) in the north-eastern corner. In so doing, it is considered that they provide an enhanced contextual response to the Site. Additionally the lower building heights to the south of the Site will allow higher levels of daylight to the residents within Phoenix Ironworks and the inner courtyard areas, in addition to preserving and improving light at Jersey Street and the Dance Bar building, respectively.
- Two respondents praised the height and massing, suggesting that it is in-keeping with the historic precedent of the area, and the area is a pleasant scale for residents. - Some comments praised the unique design of the development. - Three respondents criticised the proposed design of the development. It was suggested that it lacks architectural merit.	The Phoenix Ironworks team welcome supportive comments and appreciate support for the design of the scheme. The Applicant also appreciates differing opinions on the design of the scheme, however, would like to highlight that the design has been developed through an iterative process by a high-calibre team, in consultation with a range of statutory consultants and Manchester City Council officers.
- A comment suggested metal cladding should not be used as it does not age well. - One respondent requested that original brickwork is reused where possible, and that consideration should be given to the sustainable materials where possible. - One comment queried whether the design and materials would stand the test of time.	The materials have been selected in reference to the local context. Durable and long-lasting materials have been prioritised to prolong the lifespan of the building and the selected materials complement the traditional materials of the retained structures, including the historic wall on Jersey Street. The Applicant is committed to sustainability and contributing to Manchester's Net Zero targets. A Sustainability Statement has been prepared by Buro Happold and submitted with the application.
Parking	
Five respondents were critical of the lack of parking provision in the scheme. They cited the current parking situation as unsustainable, and	The scheme will provide 4 disabled access car parking spaces for residents. Further car parking provision will be included in the Ancoats Mobility Hub.

Consultation comments	Applicant's Response
that the proposals were exacerbate the situation. One respondent claimed each apartment should get a parking bay. - One suggested that residents were being forced to park in less-safe areas, where vandalism was common. - One respondent praised the scheme for not bringing more parking in the area.	The Ancoats Mobility Hub was granted planning permission in June 2021 (Planning Permission ref: 130627/FO/2021). The Hub is intended to primarily provide car parking for residents within the future developments in the Ancoats Poland Street Zone. 70 car parking spaces for Phoenix Ironworks will be allocated within the Ancoats Mobility Hub. This combined with the 4 disabled access car parking spaces within the development equates to c. 29% car parking provision, which is commensurate with other residential developments in the Ancoats area. Residents will also have access to the car sharing and car club facilities at the Mobility Hub, helping to reduce reliance on private vehicles. Additionally, as part of the Poland Street Zone Public Realm Strategy Manchester City Council is developing a neighbourhood transport and movement strategy. This strategy will incorporate a range of traffic regulation orders designed to encourage use of the Mobility Hub and discourage highways issues such as nuisance on-street parking in the Ancoats area. It is anticipated that this strategy will be implemented prior to the opening of Phoenix Ironworks.
One respondent was critical that the allocation of parking in the Mobility Hub meant that the share for the rest of Ancoats would go down.	The parking provision within the Ancoats Mobility Hub for Phoenix Ironworks residents was considered within the Ancoats Mobility Hub planning application. 70 spaces were allocated within that planning application for the Phoenix Ironworks development plot. In addition to this, 4 disabled car parking spaces will be delivered on site for residents.
One comment criticised the lack of visitor cycle parking.	One secure bike space per apartment has been allowed for in the proposed development. Additionally, residents and visitors will be encouraged to use the Ancoats Mobility Hub which provides secure cycle storage for 150 bikes.
Type and Tenure	
Three respondents were critical at the lack of affordable housing in the proposals.	The application relates to one of seven developments that have been identified for the next phase of development in the Ancoats and New Islington neighbourhood. Collectively these developments will deliver over 700 new homes, including a large amount of affordable and accessible housing. MCC and Great Places ventures, including Downey Drive and Ancoats Dispensary, will deliver 156 affordable homes in the Ancoats and New Islington area. It should also be noted that, for couples or sharers, over 75% of the 860 homes within the Manchester Life PRS estate currently meet the Manchester City Council definition of affordable housing (housing costs representing no more than 30% of household income).

Consultation comments	Applicant's Response
One respondent queried the housing tenure of the scheme.	The Applicant does not plan to specify whether the development will be a private rented or for sale scheme at this stage. Currently, the Applicant considers that the scale of the scheme lends itself to a Build to Rent development; however, it is considered important that flexibility is retained within the planning permission, such that the development can respond to market needs. It should also be noted that, for couples or sharers, over 75% of the 860 homes within the Manchester Life PRS estate currently meet the Manchester City Council definition of affordable housing (housing costs representing no more than 30% of household income). Ancoats has seen its population grow and is noted as one of the most liveable communities in the country. A range of housing types are being brought forward within Phoenix Ironworks, and the Poland Street Zone. These will help to provide a mixture of housing options to residents and will encourage people to stay in the area as their housing and family needs change.
Courtyard & Makers Space	
Two comments expressed support for the commercial space in the scheme, citing that it would help build a community.	The Phoenix Ironworks team welcome supportive comments and appreciate support for the scheme.
- A respondent said that the Maker's Space should always remain affordable, and that large chains should not be able to rent them. - A comment suggested that culture and art should be driving forces in the design of the area. - Two respondents requested the inclusion of a café, bar or restaurant.	Up to 1,350 sq.m. of commercial space is proposed as part of the development. Though it is too early to confirm any specific occupiers at this stage, the ground floor commercial units proposed will accommodate a range of businesses. These occupiers could include flexible office space for SMEs and digital creatives, restaurants, a coffee shop, or maker's spaces. The Applicant appreciates and acknowledges the role of arts and culture on the ongoing success of Ancoats and looks forward to exploring a range of independent businesses. This approach is in line with the significant placemaking efforts occurring throughout Phase 1 of development that sought to encourage commercial units to be occupied by independent business, with Manchester Life offering competitive commercial rents to enable local businesses to thrive and bring neighbourhoods to life.
Over development	
One respondent claimed that Ancoats is already 'overrun' and overpopulated and is not equipped for more residents.	The proposals form the next phase of development taking place within the Poland Street Zone, an area which has been identified by Manchester City Council as a regeneration priority for many years. The refreshed NDF 'Poland Street Zone' was

Consultation comments	Applicant's Response
One comment claimed that Naval Street and Poland Street have reached capacity for development.	created to guide future development of the area, in a comprehensive manner, and has led to the identification of seven sites for development, alongside essential infrastructure that will support the functionality, place making and overall success of the neighbourhood as a whole., Within the NDF the development plot is identified as a site for a 'living and working' development.
One comment suggested that the removal of businesses on the existing site will lead to a rise in anti-social behaviour and the loss of community.	As of December 2023 the Site will be completely vacant. When completed, the Proposed Development will offer 256 residential units alongside 1,350sq. m. of commercial space, this will enhance natural surveillance in the area and help to limit issues such as crime and anti-social behaviour. A Crime Impact Statement has been prepared by Greater Manchester Police's Secure by Design Team and submitted with this application. The recommendations of the report have been considered within the building design. The building provides ground floor activity in the form of residential entrances and commercial units. These will offer good levels of activity and natural surveillance, increasing safety in the local area. The internal layout of the building has been designed to allow for separation of accessible and restricted areas. Entry to the cycle parking for residents will be strictly limited via an access-controlled system to ensure that only cyclists can gain access. Racks provided within the cycle store will allow bikes to be stored securely.
Public Realm	
- One respondent suggested that the pavements are extremely narrow around the site, and that it would be good to understand if the scheme will alter this in any way. - One respondent would like to see a cohesive approach to public realm, which is interconnected with other areas of the city. - Two comments queried the lack of public green spaces included in the scheme.	Phoenix Ironworks has been designed to support the wider vision for the Poland Street Zone as set out in the endorsed Public Realm Strategy (2022). The wider public realm strategy sets out the aspiration for a network of green streets in Ancoats, as well as investment in Ancoats Green, to provide a green heart to the neighbourhood. As part of the public realm strategy, the wider area is being improved considerably for pedestrians and cyclists. These improvements are not being delivered specifically as part of the Phoenix Ironworks scheme. Realising one of the opportunities identified in the Poland Street Zone NDF, the Phoenix Ironworks proposals reimagine and bring to life the internal 'yard' space of the Site to create two landscaped spaces overlooked by surrounding apartments. A private residential courtyard on the eastern side of the Site has been designed as a green oasis providing a haven with great amenity space for residents. The western half of the site comprises a range of commercial spaces, with active frontages on to Jersey Street and Radium Street.

Consultation comments	Applicant's Response
	The delivery of Ancoats Mobility Hub allows active street frontages to be pursued for Phoenix Ironworks, and for the courtyard areas which may otherwise have been parking.
Local amenities	
- A comment queried that local residents already struggle to see GPs, dentists and schools. - A grocery store would greatly serve the residents of the scheme and Ancoats.	The Proposed Development is located within a highly popular area that is well served by key services and amenities while being on the edge of the city centre. Sustainable transport into the city centre is readily available. The occupiers of the ground floor commercial space have currently not been determined; however, the Applicant is hoping to attract a range of high-quality occupants that will meet the needs of the local area.
Vehicular Movement	
One respondent noted proposals should explore opportunities to make Radium Street one way, as it is currently becoming a rat-run between Great Ancoats Street and Oldham Street.	As part of the Public Realm Strategy (2022) for the Poland Street Zone, Manchester City Council is undertaking a study which will inform the future transport strategies for the area. This strategy will prioritise residents and cyclists. The Applicant will work with Manchester City Council on the realisation of the Public Realm Strategy.
Construction	
One respondent stated that the noise from construction was disruption, and any further developments would impact their quality of life.	Noise and vibration during the construction phase will be controlled in accordance with best practice and shall be subject to a detailed Construction Management Plan, which will need to be approved by Manchester City Council. Further to this, any other measures required by Manchester City Council, including specified working hours, will also be adhered to. With appropriate mitigation measures in place, it is expected that the residual effects from the construction phase activities can be minimised.
Crime	
- Two respondents claimed that vandalism was getting worse, and that residents no longer feel safe living in Ancoats. - A comment suggested the loss of businesses would contribute to antisocial behaviour.	The building will be occupied 24/7 with concierge and residents, which should reduce instances of anti-social behaviour by introducing human surveillance into a previously unoccupied area. The elevations have been designed to ensure passive surveillance is achieved to all public and private areas. Greater Manchester Police have been consulted during the scheme's design and Secured by Design accreditation will also be achieved for the site.

Consultation comments	Applicant's Response
Heritage	
One comment stated the scheme could negatively impact the heritage of the area, and that the design is not in-keeping with historic buildings.	The proposed design responds to the focus in the Poland Street NDF of protecting and enhancing Ancoats' unique heritage and historic urban character, including the variation in height and massing that is a characteristic of the area. The proposed development has been designed to be in keeping and complementary to the historic setting. The design references the precedents within the Conservation Area but has been interpreted with a modern architectural language. Research on brick colour was carried out across the Conservation Area and has been picked to blend historic precedent and modern architectural language. The historic wall on Jersey Street is to be retained and enhanced to honour the area's industrial past, whilst the existing garages will be rebuilt in the same style to respect the site's heritage. A Heritage Impact Assessment has been produced by KM Heritage in support of the application, which concluded that small positive changes will be brought about to the setting of the Conservation Area and nearby listed buildings. Historic England agreed that the Site in its existing configuration does not contribute to the setting of the Conservation Area or listed buildings, and that the principle for its redevelopment is permissible.
Sustainability	
One respondent queried how this scheme would help Manchester achieve its Net Zero Carbon status, especially with the lack of explicit sustainability credentials.	The proposals include a number of measures to ensure the development will make a positive contribution to long-term sustainability. More detail can be found within the Sustainability Statement included as part of our planning submission, but these measures include: - The scheme utilises an all-electric strategy, taking advantage of continual grid decarbonisation; - Enhanced fabric performance and double glazing reduces primary energy; - Compliance with Part L 2022 standards; - Predicted 224MWh generated through a 304kWp PV array; - Reduced water consumption through low flow fittings; and, - Glazing and openings optimised to prevent overheating.

Consultation comments	Applicant's Response
Other comments	
- One comment praised the scheme, claiming it would bring people into Manchester city centre to visit the makers space and markets. - One respondent was pleased to see the effective reutilisation of a brownfield piece of land.	The Phoenix Ironworks team welcome supportive comments and appreciate support for their schemes.
- One comment queried the quality of previous Manchester Life developments. - One comment claimed that the tenure of Manchester Life schemes does not help foster a community.	The Applicant, Manchester Life, is a residential property development company supporting the sympathetic and sustainable redevelopment of Ancoats and New Islington into vibrant and inclusive communities. The multi-phased Manchester Life initiatives combines the best of public and private sector expertise to plan, finance, develop and manage a portfolio of high-quality homes that will support the emergence of East Manchester. Manchester Life has delivered nearly 1,500 new homes for rent and sale across Ancoats and New Islington, including the refurbishment of the Grade II* Murrays' Mills. The design of the scheme is focused on community with the two courtyard spaces being central to the residential and commercial development. Manchester Life employ a full time Placemaker to co-ordinate community events and help foster a sense of community within their current rental portfolio. Their role is to ensure that new development contributes positively to placemaking within the Ancoats and New Islington area. Manchester Life have previously brought forward a range of tenure types within the local area. During phase 1 and 2 certain developments have been stipulated as owner occupier only. This included Murray Mills at which Manchester Life was the first developer in Manchester to restrict sales to owner occupier. In bringing forward owner occupier developments alongside those within the private rental sector, Manchester Life seek to meet the varying demand for housing within the area while also ensuring a sense of community is fostered.

Pre-Application Consultation

Local Planning Authority

Manchester City Council

- 3.10. During the design development stages undertaken prior to the submission of this planning and demolition consent application, regular dialogue has taken place with Manchester City Council Planning Officers in order to present the proposals and gather feedback. A series of meetings were held between 27 April 2022 and 20 April 2023.

- 3.11. The overall feedback from these pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and will form an important part of the endorsed NDF.
- 3.12. The following key considerations have been raised during pre-application discussions and addressed within the planning application submission:
- Height of the proposals;
 - Surrounding context and historic precedents;
 - Development of height and massing; and
 - Landscaping, public realm and streetscape design.
- 3.13. To further clarify the scope of the application, in addition to the above meetings, an EIA Screening Request was submitted to MCC on 24 May 2023 which set out that the Proposed Development is not of a type or scale which would necessitate an EIA.
- 3.14. In addition, the public consultation engagement boundary was agreed with MCC's Planning Department on 05 May 2023.
- 3.15. Further details of how this has been achieved are provided within the accompanying application documents including the supporting Planning Statement and Design and Access Statement.
- 3.16. The Applicant will continue to work positively and pro-actively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Local Highways Authority

- 3.17. The Applicant's Transport Consultant, Curtins, has engaged with MCC Highways and Transport for Greater Manchester to agree the scope for their Transport Statement and Framework Travel Plan.

Local Ward Councillors

- 3.18. The Site lies within the Ancoats and Beswick Wards. Ward Councillors from the Ancoats and Beswick Ward were directly contacted in advance of the public consultation events as follows:
- Cllr Alan Good
 - Cllr Chris Joanne Northwood
 - Cllr Irene Robinson
- 3.19. The Councillors were sent the consultation postcard via email on 9 May 2023 and offered a briefing session if they wanted to discuss the proposals further. Councillor Northwood and Councillor Good accepted a briefing session, which was held on 22 May 2023. All three Councillors later attended the in-person consultation event.

Statutory Consultees

Greater Manchester Police

- 3.20. A meeting was held with Greater Manchester Police (GMP) on 20 April 2023 at the pre-application stage, to inform their preparation of a Crime Impact Statement for the Proposed Development.
- 3.21. GMP has confirmed that they are happy with the proposals as confirmed in the Crime Impact Statement submitted with the application, subject to the recommendations in the report being incorporated in the proposals.
- 3.22. The team will develop the detailed design on the basis of these recommendations, working with GMP during the delivery of the project. More detail on this is provided in the relevant Design and Access Statement.

Historic England

- 3.23. The Proposed Development is situated within the Ancoats Conservation Area and therefore consultation is required with Historic England. A pre-application meeting with Historic England took place on 22 September 2022. Following this a formal response was prepared by Historic England, which was received 28 October 2022.
- 3.24. On 1 February 2023, Historic England agreed via email that the proposed viewpoints were appropriate, as long as they gave a clear indication of the cumulative character of developments in the Ancoats area.
- 3.25. The following key considerations have been raised by Historic England and are addressed within the planning submission:
- Variety in height across the Site;
 - Key Views;
 - Materials palette; and
 - Configuration of the elevations.
- 3.26. Historic England noted that the site currently does not positively contribute to the character and appearance of the conservation area, and they therefore raised no objection to the principle of developing the site.
- 3.27. Key comments within Historic England's responses have been provided, with a detailed response outlined in Table 2.

Table 2 – Response to Historic England comments for Phoenix Ironworks

Consultation comments	Applicant's Response
Design	
Concern relating to how the architect intend to create visual interest and variation across the elevations, whilst respecting the historic form and precedent of the area.	The buildings proposed as part of the development will vary in height, with a lower, 2 storey frontage in the southwest corner of the site stepping up to 10 storeys (32.1 metres) in the north-eastern corner.
Detailed justification needed for the increase of height to ten storeys.	The Poland Street Zone NDF (2020), which provides guidance intended to help shape the development of this area, suggests buildings of up to 8 storeys, to ensure that new development is broadly consistent with existing massing. The design proposals respond to the key aim of maintaining the character of Jersey Street, and specifically the existing buildings of lower height facing onto Radium Street and Jersey Street. To enable this, density is stepped up to the north-eastern corner, with buildings of 9 and 10 storeys on the corner of Naval Street and Poland Street. The overall approach to design (as well as the mix of uses proposed) is consistent with the objectives and principles set out in the NDF in relation to the built form. This includes repairing and reinventing the urban fabric and street grid - with strong street edges and corners. The proposed design also responds to the focus in the NDF is also supportive of protecting and enhancing Ancoats' unique heritage and historic urban character, including the variation in

Consultation comments	Applicant's Response
	height and massing that is characteristic of the area. The NDF states: <i>“Development at the Front of Ancoats has been strongly influenced by the height and massing profile of the listed mills. Moving beyond this there is an opportunity for a more varied approach that reacts to the potential uses and activities as well as a range of streets and spaces. Key to this will be creating an urban structure that maintains an urban intensity whilst providing a comfortable human scale.”</i>
Care should be taken to ensure that changes in material and design articulate and emphasise the wider design of the building, rather than appearing arbitrary.	The proposed design responds to the focus in the Poland Street NDF of protecting and enhancing Ancoats' unique heritage and historic urban character, including the variation in height and massing that is a characteristic of the area as well as changes to materials across the building. An extensive contextual assessment was undertaken to understand the historic setting of the site. The elevations, colours and massing have been designed with design cues from the Conservation Area and these have been interpreted with a modern architectural language.
Concerns regarding the variation in the material palettes.	The materials have been selected in reference to the local context. Durable and long-lasting materials have been prioritised to prolong the lifespan of buildings and the selected materials complement the traditional materials of the retained structures. Research on brick colour was carried out across the Conservation Area and has been picked to blend historic precedent and modern architectural language.

Summary

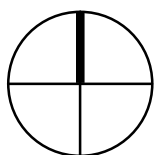
- 3.28. Overall, there is a good amount of support for the proposals being brought forward at Phoenix Ironworks. The proposals will play an important role in regenerating Ancoats and New Islington and, in particular, the Poland Street Zone. The design of the proposals has been informed through a series of ongoing discussions with MCC and Historic England, and has been designed to fit within the historic precedents and quantum in the Ancoats area.
- 3.29. A large proportion of respondents were supportive of the detailed design proposals for Phoenix Ironworks, and there was support for the residential development. There was also strong support for the inclusion of a commercial space and courtyard amenity space. More critical comments that were raised during the consultation included the availability of affordable housing, the perceived overcrowding of Ancoats, lack of on-site parking and the height of the scheme within the context of the NDF.
- 3.30. A number of comments were raised through the consultation with members of the public, the local community, Ward Members, as well as statutory and non-statutory consultees. Whilst some of these comments have been provided with a response, a more detailed justification is provided within the Planning Statement and Design and Access Statement supporting this Full Planning Application.

- 3.31. The Applicant is also committed to ensuring the consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. During this process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement.
- 4.2. The proposals follow on from the previous phase of development taking place within the Poland Street Zone, which were supported by the Ancoats and New Islington NDF. The NDF was endorsed in 2014 and later updated in 2016 and 2020 following extensive public consultation. The refreshed 2020 NDF was created to guide future development of the Poland Street Zone.
- 4.3. The application proposals have been the subject of a significant amount of pre-application consultation, which has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local residents and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, and Statutory Consultees, to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.4. The site-specific public consultation focused on the detailed plans for Phoenix Ironworks and took place between 11 May 2023 and 29 May 2023. A leaflet drop took place on Thursday 11 May 2023 to the 5,737 addresses located within the consultation boundary as agreed with MCC. A dedicated website went live on the 11 May 2023 which summarised details of the proposals and allowed visitors to submit feedback. A total of 353 unique visits were made to the consultation website during the consultation period. Additionally, two in-person drop-in sessions took place on 23 May 2023 at the Halle St Peter's in Ancoats.
- 4.5. The venue was chosen as it ensured ease-of-access for local residents and neighbours given its close proximity to the proposed site. The session was an opportunity for residents to learn more about the proposals, meet members of the project team, and provide feedback. Physical feedback forms were available at the event as an alternative to the online form. A total of 46 responses were received via the online feedback form, the physical feedback forms and emails.
- 4.6. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this process, the applicant and the project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix 1 – Site Location Plan



GENERAL NOTES

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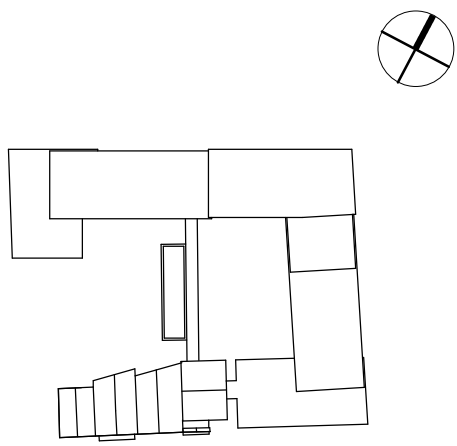
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PLANNING
BOUNDARY LINE

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA



ARCHITECT

CALLISONRTKL™

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

LOCATION PLAN - EXISTING

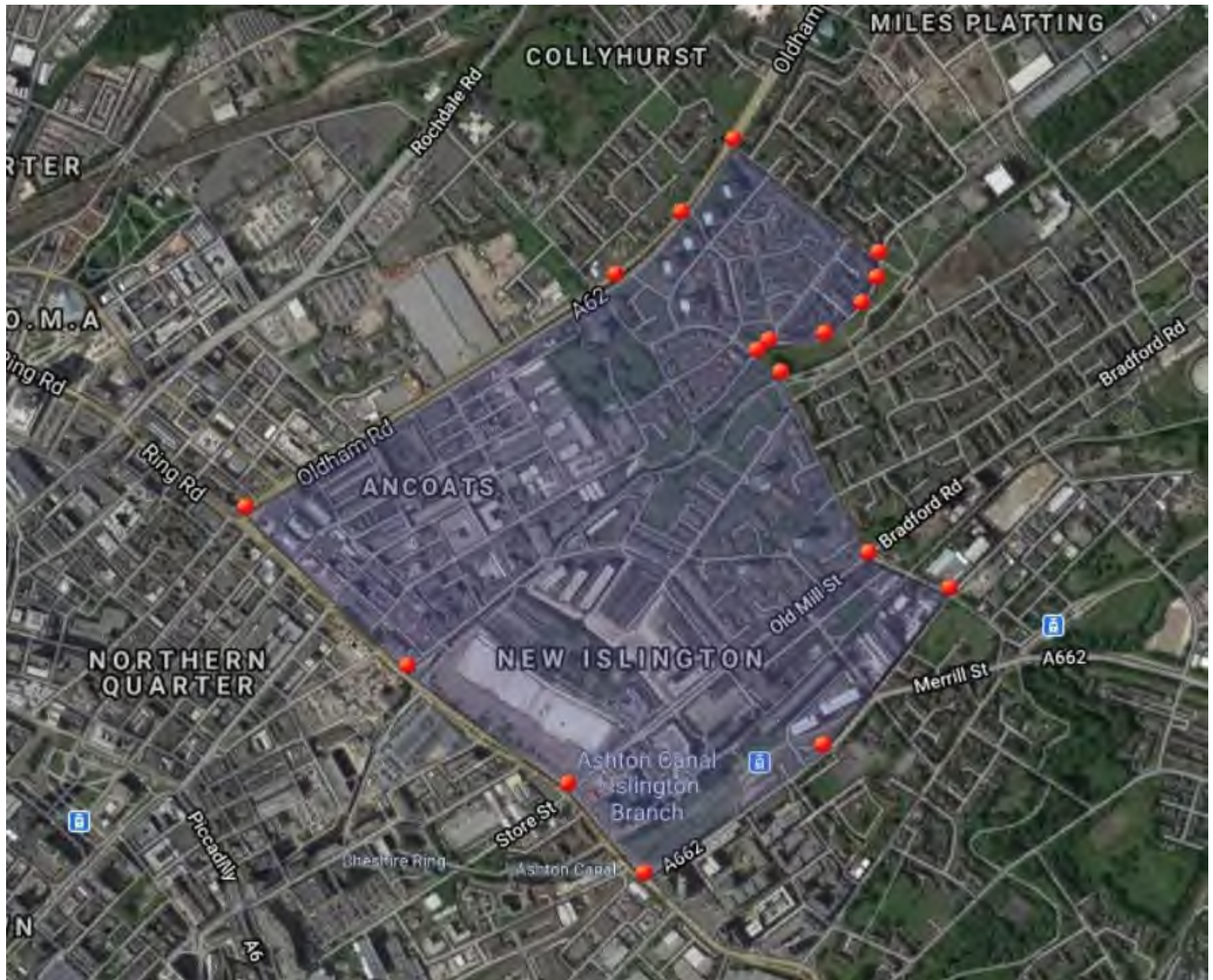
STATUS

PLANNING PERMISSION

PROJECT NUMBER: 058-210006
SCALE @ A1: As indicated
DATE DRAWN: 16/06/2023
SUITABILITY CODE: S4
DRAWN BY: JO
CHECKED BY: MP
REVISION:

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER
PIW - CRL - ZZ - ZZ - DR - AR - P00001

Appendix 2 – Consultation Boundary



Appendix 3 – Consultation Leaflets



SHARE YOUR VIEWS ON OUR PLANS FOR *Phoenix Ironworks, Ancoats*

Manchester Life is bringing forward proposals for a unique, residential-led development in the Poland Street area of Ancoats.

Located on Jersey Street, Phoenix Ironworks will be a new place for people to live, make, create and work.

A new residential community of over 250 new homes will be supported by great amenities, public and private courtyards and flexible commercial and makers' spaces that connect the site with the surrounding neighbourhood.

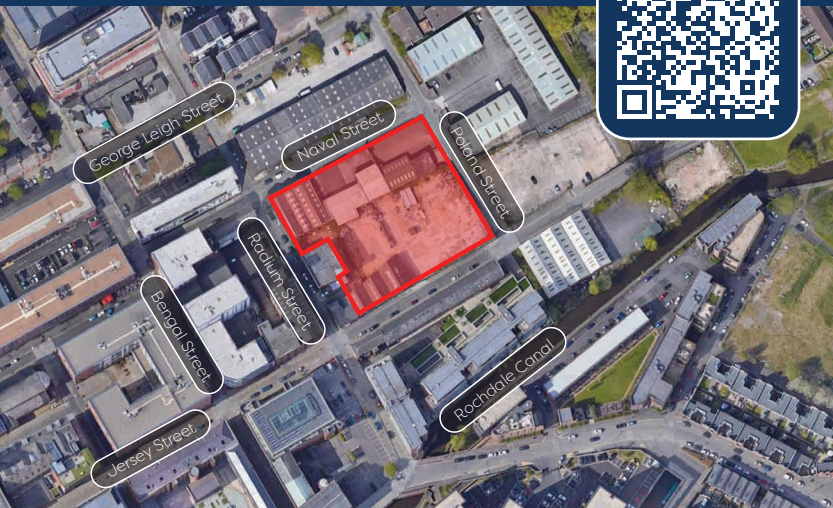
We'd love to hear your views on our proposals as we continue to refine these plans before applying for planning permission.

Get Involved

Our consultation will be open from Thursday 11 May to Monday 29 May 2023.

All of the information about our proposals can be found by visiting our website: mcrlife.co.uk/future-developments/phoenix-ironworks. Here, you'll also find a link to an online questionnaire should you wish to provide feedback on our plans.

Alternatively, you can also provide feedback or request further information by emailing us at:
consult@haveyoursay-ancoats.co.uk



Site location (image courtesy of Google Maps).

Drop-In Events

As part of the consultation, we'll be holding two in-person drop-in sessions open to all. These sessions will be an opportunity to find out more about the proposals, talk to members of the project team and provide feedback on our plans.



Date: Tuesday 23 May 2023



Venue: Victoria Wood Hall, Halle St. Peter's
(40 Blossom St, Ancoats, Manchester M4 6BF)



Time: Session 1: 12pm – 2:30pm
Session 2: 5pm – 7pm

Appendix 4 – Consultation Web Pages

Introducing proposals for Phoenix Ironworks

Welcome to our consultation page for Phoenix Ironworks.

Manchester Life, Manchester City Council and partners are proceeding with a new development phase across vacant sites in the Poland Street area of Ancoats.

This coordinated phase aims to build on recent successes across Ancoats and New Islington to further the neighbourhood's growth as a sustainable and vibrant community supporting the city's housing priorities.



Within this phase, Manchester Life is developing three residential schemes, and we are excited to be consulting on our third scheme, Phoenix Ironworks.

Phoenix Ironworks is a residential-led development, bringing new life to the site on Jersey Street.

The designs incorporate superb residents' amenities, public and private external areas, and commercial and makers' spaces that integrate with historic buildings and enhance the surrounding area.

You can use this consultation website to learn more about these proposals and provide your thoughts via our feedback channels. The consultation is open until Monday 29th May.





Location

The development site is located on Jersey Street, within the Poland Street area of Ancoats.

The site is bounded by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west. It is currently used for storage and warehousing.

The Phoenix Ironworks site offers immediate access to a range of amenities in Ancoats (including public spaces, bars, cafes, restaurants, and co-working spaces) and local transport links. It is a 10-minute walk to the city centre.

Priorities for the Poland Street Area

In line with Manchester City Council's 2020 Neighbourhood Development Framework, the Poland Street area will be developed in a way that provides:

01

Homes for a broad range of housing needs, including affordable housing.

02

Spaces for more local businesses, employment, and community activities.

03

High-quality green spaces to create an attractive place to live and play.

04

Streets and spaces created and improved for walking and cycling in a pleasant, high-grade, and historically sensitive way.

05

The Ancoats Mobility Hub will provide sustainable transport choices, parcel delivery and cycling facilities.





Our vision for Phoenix Ironworks

Phoenix Ironworks is designed to support Manchester's housing requirements and create a place based on community interaction, healthy living and connection to the neighbourhood.

Our proposals for Phoenix Ironworks include...



256 new homes

To respond to local demand.

Primarily one and two-bedroom apartments, but also including 3-bedroom apartments, townhouses and duplexes.



Great residential amenities

To support relaxation and well-being, and foster community.

Including a lounge and quiet working areas, residents' gym and private courtyard.



Commercial space

Up to 1,350 sq.m. of commercial space.

Space for local makers, entrepreneurs, and creatives, alongside creative office space.



Sustainable transport options

256 secure cycle spaces (1:1 provision for residents) and disabled parking spaces on site.

In line with local planning policy, parking for residents' and visitors' and shared transport options will be provided at the nearby Ancoats Mobility Hub, reducing local vehicle movements and prioritising streets for walking and community interaction.



Public and private amenity spaces

Including a private residential courtyard and a flexible courtyard space allowing for public access, both shaped by hard and soft landscaping.



Design approach

The design of Phoenix Ironworks responds to the local character and heritage of the conservation area whilst bringing new life to an underused site.

Our design approach maintains the character of Jersey Street, with lower building heights to the south of the site also allowing higher levels of daylight to residents and the inner courtyards.

Unique character

The proposed height and massing of the buildings respond to the developing context of Ancoats and the Poland Street area more specifically.

Maintaining existing building forms, combined with lower massing on Jersey Street and higher density to the north.

Variations in carefully selected brick colours (including the red brick synonymous with Ancoats) and other materials in the building façades help balance continuity and unique character.

To learn more about our design proposals, please click the link below.

[Find out more about our proposals](#)





The public consultation on our proposals for Phoenix Ironworks was open from Thursday 11th May to Monday 29th May 2023.

The information displayed at the consultation events is available to view above (using the links to 'Find out more about our proposals').



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