



Greenheys – Manchester Science Park Statement of Consultation

May 2023

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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 Bruntwood SciTech Limited ('Bruntwood').
- 1.2. The Proposed Development comprises the construction of a 7-storey building comprising up to 17,249sq. m. of commercial floorspace across 6 occupiable floors (including mezzanine) (Use Class E), plus a level of plant above; in addition to associated cycle parking, hard and soft landscaping, access and servicing and other associated works.
- 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.

Site, Surroundings and Masterplan Context

- 1.4. The Site is located at Manchester Science Park (MSP) within Manchester City Centre Fringe, the Oxford Road Corridor and the Regional Centre. The Site is bound to the west by Greenheys Lane, to the north by the McDougall Centre Site and Burlington Street, Pencroft Way to the east, and the Base Building to the south.
- 1.5. The Site comprises approximately 0.67 ha. and occupies land bounded by Greenheys Lane to the west and Pencroft Way to the east. The Base building, a five-storey office development which recently completed construction at the end of 2022, is located immediately to the south of the Site. The McDougall Centre is located immediately to the north. Hulme is located to the west of Greenheys Lane and beyond the three-storey properties facing Greenheys Lane, Hulme comprises predominantly two-storey residential properties.
- 1.6. MSP is a strategic employment location on Manchester's Oxford Road Corridor. MSP's attributes include: its highly accessible location; exceptional links to major research institutions; existing business base comprising innovative science and technology companies at all life-cycle stages; and, a support service that encourages collaboration and co-creation. The uses immediately surrounding the Site are therefore predominantly associated with MSP, with residential uses located to the west of Greenheys Lane.
- 1.7. The strategic opportunity presented by MSP is set out within the endorsed MSP Strategic Regeneration Framework (SRF) (2018) and the subsequent SRF Addendum (2023).
- 1.8. The Addendum to the MSP SRF was approved earlier in 2023. This Addendum relates specifically to a Site currently occupied by the Greenheys building and adjacent car park, located within and to the northwest of the MSP SRF area. This latest update reflects increased ambitions for the area, following on from the ongoing success of MSP in establishing a world-class science park. The key principles underpinning the March 2014 MSP SRF, and the subsequent 2018 update, are carried forward into the 2023 Addendum, and have been updated to provide a new emphasis on climate change, biodiversity, green and blue infrastructure.
- 1.9. In the context of the strategic opportunity presented by its relocation, the MSP SRF Addendum (2023) identifies the opportunity for an increased quantum and height on the Site, subject to being robustly justified in the context of the direct contribution that will be made to the overall vision for MSP, the scale of strategic benefits that will be secured for the Corridor, and demonstrating that localised impacts can be appropriately addressed.

The Proposed Development

- 1.10. In summary, the Proposed Development includes the following:

- Erection of a seven-storey building comprising up to 186,000 sq. ft. commercial floorspace across six occupiable floors (Use Class E);
- A total provision of 60 cycle parking spaces and 2 car parking spaces.

1.11. The formal description of development for the Proposed Development contained within the planning Application Form is as follows:

“Construction of a 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works.”

1.12. Further details can be found within the submitted Planning Statement, prepared by Deloitte, and the Design and Access Statement (DAS) prepared by BDP.

Pre-Application Consultation

1.13. Prior to the submission of the planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested parties.

Public Consultation

1.14. Engagement with the local community was undertaken over a 3-week period, between 6 March and 27 March 2023. In addition, a six-week period of public consultation was held in relation to the MSP SRF Addendum (2023) between January and February 2023.

1.15. Throughout the consultation period, members of the public had access to the Greenheys public consultation website¹, which provides full details of key objectives, the Site and surroundings, key considerations and the Proposed Development. A copy of the consultation website is provided in Appendix C. The website also provided visitors with the opportunity to provide any comments or raise questions, which have been responded to by the project team during the pre-application period.

1.16. During this period, the Applicant also hosted an online consultation briefing on 14 March 2023, as well as a physical consultation event that took place on 16 March 2023 which provided attendees with the opportunity to ask the project team any questions about the proposals.

1.17. The objectives for pre-application engagement for the Proposed Development were to:

- Identify key considerations relevant to the local area and SRF;
- Communicate the vision and objectives for the scheme, as well as providing details of the scale, massing and design of the emerging proposals;
- Gather feedback on the key issues and address any potential concerns that relate to the Proposed Development; and
- Inform the local community about the planning process and target delivery programme.

1.18. 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.

- **4 January 2023 to 17 February 2023:** A six-week public consultation was held in relation to the MSP SRF Addendum (2023)
- **7 March 2023:** A total of c. 1,700 leaflets were delivered to the local community (as defined by the consultation boundary area in Appendix A to provide notification of the Proposed Development and direct those interested to the consultation website. A copy of the consultation leaflets is provided in Appendix B.

¹ <https://greenheys-consultation.co.uk/contents/>

- **6 March to 27 March 2023:** The consultation period ran for approximately three weeks, which included a consultation website, which received ten responses. (See Appendix C)
- **14 March 2023:** A webinar was held to provide a briefing session for the public and included a Q&A session where guests had the opportunity to submit live questions to be answered by the professional team. The event received three attendees.
- **14 to 15 March 2023:** The consultation boards were placed within the Bright building, allowing existing MSP customers to drop-in as and when to review the proposals, and feedback forms were provided to enable the opportunity to leave feedback.
- **16 March 2023:** A physical consultation event was held at the Bright building at MSP, allowing attendees to discuss the proposals with the project team in-person. The event was attended by six people. The consultation boards used for the MSP customer and public consultation events are provided in Appendix D.

1.19. A full account of all public engagement undertaken, the headline responses received, and the Applicant's response to each is set out in full within Section 3.

Stakeholder Consultee and Key Stakeholder Engagement

1.20. Pre-application consultation with statutory consultees and other key stakeholders provided these stakeholders with an overview of the proposals, but also addressed how they respond to the Site, surrounding local area and the city's wider strategic regeneration objectives.

1.21. Consultation activity undertaken during the pre-application period has included:

- Pre-application discussions with Senior Planning Officers at MCC, which has taken place throughout the design development process;
- 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;
- Local Hulme Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation and were invited to attend the public consultation events;
- Local stakeholders were directly notified of the public consultation, including local community forums and local businesses and stakeholders; and,
- An Environmental Impact Assessment (EIA) Screening Report was submitted to MCC on 15 February 2023. A response confirming no EIA was required was received on 6 March 2023.

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

Report Structure

1.23. 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 and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

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 amended NPPF in July 2018, February 2019, and most recently 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, before submitting applications.
- 2.13. Similarly, paragraphs 124 to 129 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 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 Practice 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 line with the recent 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

MCC 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. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.18. 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.
- 2.19. 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.
- 2.20. 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

- 2.21. This section has set out the relevant elements of planning policy that relate to the formulation of development proposals during the pre-application stage. This includes the requirements to engage at a national and local level.
- 2.22. The following section of this report sets out, in detail, the pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line 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.
- 3.2. The consultation process outlined below has underpinned an iterative design process that has sought to identify the optimum viable use for the Site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.

MCC

- 3.3. During the design development stages prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address strategic objectives and provide an opportunity to consider and address feedback.
- 3.4. A total of five pre-application meetings were held between summer 2022 and spring 2023 as follows:
- 22 July 2022;
 - 9 October 2022;
 - 13 December 2022;
 - 22 February 2023; and
 - 4 April 2023.
- 3.5. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals were in-line with the Development Plan, are well designed and are consistent with the objectives and guiding principles within the MSP SRF (2018) and MSP SRF Addendum (2023).
- 3.6. The following key considerations have been discussed with Senior Officers over the course of the pre-application period and addressed within the planning application submission:
- Principle of Development;
 - Occupier profile;
 - SRF Addendum (2023) / consistency with MSP SRF (2018);
 - Local Context;
 - Consultation strategy and key local stakeholders;
 - Sustainability;
 - Parking strategy and highways;
 - Local amenity;
 - Environmental impacts;
 - Design;
 - Delivery strategy; and

- Form and scope of Planning Application.

- 3.7. Further details of how the proposals address each of the above points are provided within the accompanying application documents.
- 3.8. 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.

MCC Highways

- 3.9. Curtins held a scoping meeting with MCC Highways on 20th October 2022, setting out the scope and methodology for the Transport Assessment. The information presented in the Transport Assessment has been prepared following this discussion. The pre-application discussions focussed on baseline surveys, traffic forecasting and the Site access proposals.
- 3.10. Other main points regarding design, access, and parking that were discussed were as follows:
- MCC would require equal focus to be given to cyclists, especially a west-to-east connection between Greenheys Lane and Pencroft Way, as this was an issue that was raised during the consultation for the neighbouring Base development;
 - Relocation of existing bus stop on Greenheys Lane;
 - Proposed emergency vehicle route between Pencroft Way and Burlington Street;
 - Justification for car-free strategy;
 - Cycle parking provision; and
 - Method of estimating trip rates.
- 3.11. Further details of how the proposals address each of the above points are provided within the accompanying Transport Statement and Travel Plan prepared by Curtins.

Environmental Health

- 3.12. BDP has liaised with Environmental Health Officers in relation to the Noise Assessment to ensure the scope of the submitted assessments and supportive evidence is appropriate.

Greater Manchester Archaeological Advisory Service

- 3.13. Salford Archaeology has consulted the Greater Manchester Archaeological Advisory Service with regards to their desk-based assessment.

Local Ward Councillors

- 3.14. Letters were sent via email to Ward Councillors in the Hulme Ward to provide details of the proposals.
- 3.15. The letter outlined the Site, the background to the project, and the Proposed Development. The correspondence included the offer of a briefing to Local Ward Councillors to explain the proposals in more detail.
- 3.16. Councillor Bayunu was provided with an online briefing on 2 March 2023. Councillor Wright was provided with an online briefing on 3 March 2023. Councillor Igbon was provided with an online briefing on 6 March 2023. The following planning considerations were raised during the discussions and are addressed within the planning application:
- Local context;
 - SRF Addendum / Consistency with MSP SRF (2018);
 - Target profile of future occupiers;
 - Design;

- Servicing arrangements;
- Impact on local highways;
- Parking arrangements, including cycle storage proposals;
- Sustainability and climate change;
- Residential amenity and interaction with existing local community; and
- Local stakeholder engagement;

3.17. The Local Ward Councillors were also offered the opportunity to attend the physical consultation event which took place on 16 March 2023 at the Bright building.

Other Statutory and Non-Statutory Consultees

3.18. The other statutory and non-statutory consultees on the project who have been engaged prior to the application being made are set out under each subheading below. This summarises the timing and method of communication, information issued, comments received and how these comments have been incorporated into the planning application.

Adjoining Landowners and Occupiers

3.19. Neighbouring landowners and occupiers were directly contacted during the pre-application consultation period to ensure they had advance notice of the public consultation website, the consultation events and had an opportunity to engage directly with the Applicant.

3.20. The Applicant contacted the following local groups directly through their established links:

- Aquarius Tenants and Residents Association;
- Hulme Community Forum;
- Holy Name Primary School;
- Darul Aman Mosque;
- Aquarius Community Centre; and
- Wesleyan Holiness Church.

3.21. The design development of the Proposed Development has been cognisant of the existing occupiers across MSP. In this respect, subject to the grant of permission, a detailed Construction Method Statement will be developed to ensure any temporary impacts are mitigated as far as possible and that on-going operations in neighbouring buildings can be maintained.

GMP

3.22. A briefing meeting with GMP Design For Security was held on 27 March 2023.

3.23. GMP subsequently prepared a Crime Impact Statement, which is submitted in support of this application and which includes reference to the positive aspects of the proposals alongside recommendations for the Proposed Development, which have been considered by the Applicant.

3.24. The CIS also provided a number of standards and features both internally and externally to demonstrate a level of physical security acceptable to Design for Security, such as doors, windows, glazing, alarms and access controls. The recommendations and security measures will be considered as part of detailed design work post planning.

Public Consultation

3.25. Public consultation on the Proposed Development with local residents and businesses was held between 6 and 27 March 2023.

- 3.26. This comprised a consultation webpage² to provide respondents with the ability to view the proposals online and submit comments via a feedback form. A copy of the consultation website is provided in Appendix C.
- 3.27. Prior to the launch of the consultation webpage, consultation postcards were distributed on 20 February 2023 to all residential and business addresses located within an agreed distribution area (see Appendix A) of approximately 1,700 addresses.
- 3.28. The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide feedback. Feedback could be left via the dedicated online feedback form or by email. The consultation postcard is provided in Appendix B.
- 3.29. The postcard also promoted a live webinar which took place between 17:30-18:30 on 14 March 2023 as well as the physical consultation event which took place on 16 March 2023 between 16:00-19:00.
- 3.30. A total of eight consultation boards were arranged to outline the proposals and the project team were in attendance to answer any queries raised. A copy of the consultation boards are provided in Appendix D. A total of six individuals attended the public consultation event.
- 3.31. A total of ten responses were collected as part of the public consultation, which fell under various topics, as summarised below alongside the Applicant's response. The improved public realm and landscaping to be delivered as part of the proposals was particularly well received, with some attendees noting the benefits of landscaping already delivered by Bright and Base developments.

Theme	Comments / Additional Information Requested	Applicant's Response
Scale and Massing	- Height of the Proposed Development looks out of place with the area.	The scale and massing of the Proposed Development is in accordance with the MSP SRF Addendum (2023). The SRF Addendum sets out that the scale and massing of the new buildings should reflect the site's strategic location and its role as an employment-led mixed use development. The MSP SRF Addendum (2023) identifies an opportunity for the provision of additional height on the Site, subject to being robustly justified in the context of the direct contribution that will be made to the overall vision for MSP, the scale of strategic benefits that will be secured for the corridor and demonstrating that localised impacts can be appropriately addressed. The height of seven stories is appropriate in its location in the City Centre fringe and does not

² <https://greenheys-consultation.co.uk/contents/>

Theme	Comments / Additional Information Requested	Applicant's Response
		give rise to any significant adverse impacts. Full consideration has been given to the proposed height within the context of existing buildings and surrounding environment.
Daylight and Sunlight impacts on nearby residential area	- Scale and massing of the Proposed Development could impact sunlight/daylight provision to local residents.	With consideration of the BRE Guidance, the site context, relative location of sensitive uses and the height of the Proposed Development, the accompanying Sunlight Daylight Assessment prepared by GIA concludes that the surrounding residential properties will generally exhibit excellent levels of daylight and sunlight with the Proposed Development in place, and the overall impact of the Proposed Development is considered wholly acceptable.
Green Space	- Concerns of turning the local area into a concrete jungle, with the removal of green space and trees.	The green space on the Site is currently very limited, for example to ornamental shrubbery to the car park and existing trees. The Proposed Development delivers enhanced public realm and green infrastructure on the Site to enhance the user experience throughout the Site and deliver a more attractive environment for all. In doing so, the Proposed Development endeavours to deliver public benefits to the local community, improving the streetscape and interface of the Site. Notably a green wall and planting to the west boundary of the Site significantly improves the interface with Greenheys Lane. The Applicant is dedicated to improving the local environment by introducing green features to the Proposed Development such as an additional 24 trees on Site, alongside green walls and green

Theme	Comments / Additional Information Requested	Applicant's Response
		screens to the boundary and plinth level. An extensive planting strategy for the Proposed Development is included within the DAS submitted as part of this Application, whilst an Assessment of Biodiversity Net Gain has also been undertaken by Tyler Grange, evidencing a significant net gain in biodiversity on-site of 4696%.
Location of Pedestrian Crossing	- Concerns on the position of the proposed crossing. - Concern that street trees would be removed from Greenheys Lane for visibility.	To enhance MSP's objective to enhance pedestrian and cycle connections with surrounding areas, the Proposed Development seeks to deliver a pedestrian crossing across Greenheys Lane, which will improve access and safety for users of MSP and the local community. Whilst the specific location of the crossing is yet to be finalised, it will move further north than presented in the consultation, to improve east / west connectivity and avoid the need to remove any existing street trees. The final design and location of the crossing is expected to be secured by a planning condition linked to a separate S.278 Agreement, and will be subject to further detailed design and consultation with MCC Highways.
Accessibility	- Concerns on cycle accessibility. - Concerns on the position of the site entrance.	The Site is ideally located to take advantage of cycle connections in the vicinity of the Site and across Manchester City Centre and beyond. The Framework Travel Plan submitted in support of this application demonstrates the high level of cycle accessibility associated with the Site, noting that the new pedestrian / cycle access into the site via Pencroft Way contributes to the ease of

Theme	Comments / Additional Information Requested	Applicant's Response
		accessibility of the Site, as cyclists do not need to dismount to enter. Furthermore, 60 additional cycle spaces are being implemented as part of the Proposed Development. Existing cycle spaces will be relocated elsewhere within MSP to ensure continued access to cycle provision for existing occupiers. The positioning of the Site entrance has been robustly tested by Curtins and it has been ensured the new entrance will not block the road for other users.
Impact on Local Amenity during Construction	- Concerns on contractor parking encroaching into nearby residential areas.	A Demolition and Construction Environmental Management Plan (DCMP) will be prepared to ensure that all construction vehicles will arrive/depart at suitable times to mitigate any potential impact on the local highway network or local residents. The accompanying Outline Construction Management Plan prepared by the Applicant specifies all contractor parking is to be either within the confines of the construction site boundary, within the designated parking spaces allocated to the main contractor by the MSP estates team or in nearby public car parks. Contractor car parking will not be allowed in nearby residential areas and the MSP estates team work closely with the local community groups to ensure this is adequately managed.
Opportunity for Local People	- Queried on how the local people could be benefited by the Proposed Development.	The employment and local economic benefits resulting from the Proposed Development are expected to be considerable. The accompanying Local Labour Agreement prepared by the

Theme	Comments / Additional Information Requested	Applicant's Response
		Applicant outlines the local employment opportunity brought forward by the Proposed Development during the construction period, and the associated value-added of the Proposed Development. It is considered that further economic benefits will be generated indirectly from the scheme due to economic multiplier effects of the construction sector.

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. The Proposed Development forms an important next phase of development at MSP and as such presents an exciting opportunity to achieve the ambitions set out within the MSP SRF (2018) and MSP SRF Addendum (2023). The engagement strategy has focussed on a wide range of consultees including residents, nearby landowners and occupiers.
- 4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the LPA, local landowners and businesses, Ward Councillors, GMP, adjoining owners, other statutory consultees, and non-statutory consultees to identify and consider relevant issues prior to the submission of the Application for Full Planning Permission.
- 4.3. The applicant has reviewed and responded to the main issues raised during the consultation period. The Proposed Development will support the ongoing economic development and physical regeneration of MSP and the Oxford Road Corridor more widely, in line with the principles of the MSP SRF (2018) and MSP SRF Addendum (2023).
- 4.4. Moving forward with the project, the Applicant is committed to ensuring continued engagement with the local community and key stakeholders, via the formal statutory planning procedure managed by the Local Planning Authority. Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.

Appendix A – Consultation Area



Appendix B – Consultation Postcard

Appendix C – Consultation Website

Appendix D – Consultation Boards



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