

RED BANK OUTLINE PLANNING APPLICATION, AND NT02-04 NEW TOWN FULL PLANNING APPLICATION

Statement of Community Involvement

April 2023



Far East
Consortium

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1. Introduction and Policy Requirements

1.1 Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of Far East Consortium ("FEC"), hereby referred to as 'the Applicant'.

It reports on the pre-application community consultation undertaken with local communities, businesses and other stakeholders on proposals for the regeneration of the Red Bank area, at Victoria North, Manchester.

This community consultation informed the development of two planning applications being submitted concurrently by FEC: the Red Bank Outline Application (Application 4) and the New Town NT02-04 Detailed Application (Application 5). The Statement of Community Involvement has been prepared to support both planning applications.

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

The consultation strategy is outlined below under Section 2.2. It involved four stages of community consultation, drawing together the different aspects of the scheme being progressed through a series of separate planning applications:

1. Manchester City Council (MCC) Application for HIF Advance Enabling Works 132252/VO/2021 (granted)
2. MCC Application for HIF Infrastructure Works 133143/VO/2022 (granted)
3. MCC Application for HIF Utility Works 135190/VO/2022 (granted)
4. Red Bank Neighbourhood Plots RB01-07, RB12B, RB10, RB16 and RB17 Outline Planning Application (Application 4)
5. Plots NT02-04 Full Planning Application (Application 5)

Although outside the scope of this report, community consultation was undertaken on the Strategic Regeneration Framework (SRF) for Victoria North (then Northern Gateway) over August to October 2018.

1.2 Site Location and Description of Proposed Development

Red Bank Outline Planning Application

The site for the Outline Application is irregular in shape and occupies approximately 11.21 ha of land in the Irk Valley, northeast of Victoria Station. The site is located within the administrative authority of Manchester City Council (MCC) and within the wards of Cheetham and Harpurhey.

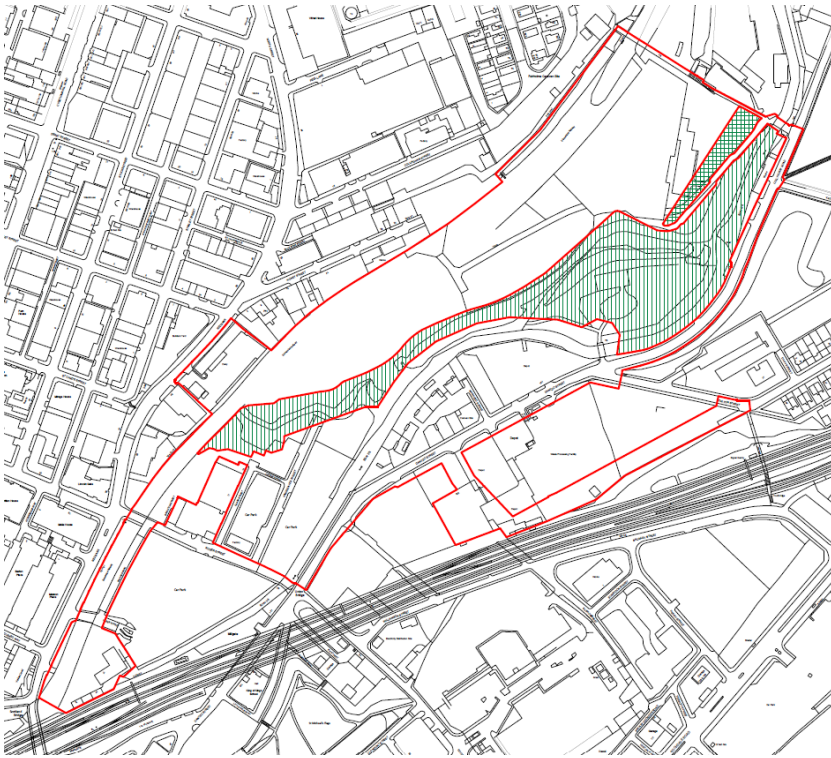


Figure 1: Location/ Red Edge Plan for Outline Application.

The Outline Application includes Plots RB01-07, RB12B, RB10, RB16 and RB17 of the Red Bank Masterplan. It is a part full planning application proposing the demolition of existing buildings and structures and part outline planning application (with all matters reserved) for the erection of a phased residential led mixed use development across severable plots comprising residential (Use Classes C3 and C2); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre (Use Class E); land for a primary school (Use Class F); the final surface finish of the highway and footpath consented under HIF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works.

New Town NT02-04 Detailed Application

The site for the Detailed Application occupies an area of approximately 2.81 hectares to the south of the area covered by the Outline Application, south of Dantzic Street and adjacent to the Victoria Riverside development (approved in 2020 and currently under construction), in New Town. The site is bordered by Dantzic Street to the north and west, Dalton Street to the east and the railway viaduct to the south.

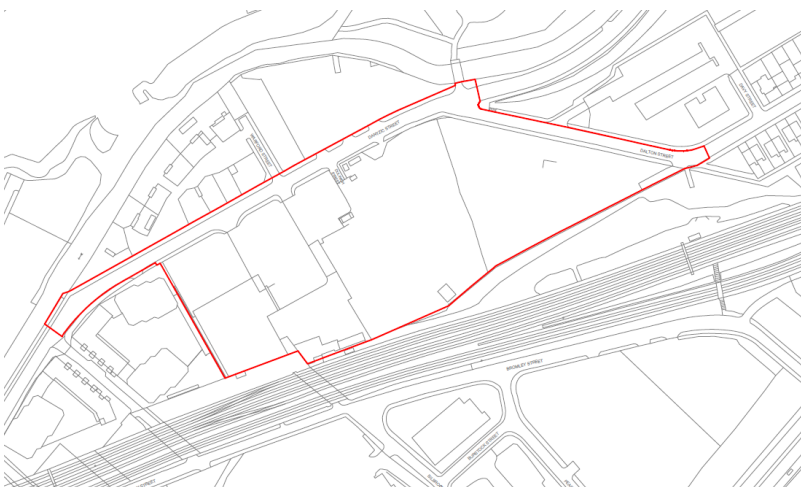


Figure 2: Location/ Red Edge for Detailed Application

The Detailed Application seeks approval for residential-led, mixed use development on Plots NT02 – NT04 of the Red Bank Masterplan, including: 1,551 residential units. This is full planning application proposing the demolition of existing buildings and structures and erection of a phased residential led mixed use development comprising residential (use class C3 and C2), flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residential amenity space including within a clubhouse building, with associated car and cycle parking, hard and soft landscaping and improvement works to Dantzic Street.

1.3 Policy Requirements

This Statement of Community Involvement has been prepared to provide a comprehensive record of the pre-application community consultation undertaken in support of the proposals.

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National NPPF (2021).

Paragraph 39 of the NPPF states that:

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

The NPPF goes on to state that:

[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.²

...

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

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

Manchester City Council's adopted Statement of Community Involvement (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'⁴. In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

² Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

³ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 128.

⁴ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community...

...The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events...*

...We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision-making process.⁵

As part of this process, and as recommended in Manchester City Council's Statement of Community Involvement, the Applicants' team met with Manchester City Council and discussed the consultation strategy for the proposed development ahead of the commencement of the consultation programme.

Consistent with advice in Manchester City Council's Statement of Community Involvement, this document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted. This document provides:

- An account of the pre-application community consultation undertaken with the local community about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

In addition to the requirement for pre-application community consultation set out by national and local authorities, the Applicant recognises that local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicants or Project Team, in many cases resulting in a stronger set of proposals.

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

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

2. Approach to Consultation

2.1 Consultation Objectives

At the beginning of the development process, the Applicant and its team set out to undertake a transparent and meaningful consultation with the local community.

The bespoke consultation strategy was developed to provide meaningful opportunities for local people to engage with the Applicant and contribute to the progression of the development proposals. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels which were established.

To ensure that the consultation was carried out in the most appropriate way possible, the consultation strategy was shared with Manchester City Council planning officers for their input ahead of implementation.

2.1.1 Objectives

The objectives of the consultation process were as follows:

- To undertake a multi-phase consultation to ensure that members of the local community and key stakeholders had the opportunity to comment and influence the development proposals at (a) an early, formative stage and (b) a more detailed design stage.
- To demonstrate best practice in consultation delivery, ensuring the consultation was accessible, thorough and robust.
- To proactively demonstrate where feedback from the consultation has influenced the scheme design.
- To use the consultation and engagement process to fully explain the proposals in context, and as an opportunity to address any sensitive issues or concerns.

2.1.2 Principles

The Applicant was committed to consulting openly with key stakeholders, residents, businesses and local community groups. Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms where possible.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider general public.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Responding quickly and effectively to enquiries received from stakeholders and members of the public.

The approach to community consultation as presented in this Statement of Community Involvement reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application community consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Have opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the proposals and be updated on the outcomes of consultation.

2.2 Community Consultation Process Overview

The Applicant's consultation strategy has sought to draw together the different aspects of the scheme being progressed through separate planning applications in order to create a cohesive and easy-to-follow consultation process to ensure local communities and interest groups can genuinely influence the development of the plans. Four progressive phases of consultation have informed the planning applications at different stages.

- The Red Bank neighbourhood masterplan development and introduction of the vision for the area (leading up to the submission of the early planning applications).
- The evolving masterplan principles and the detailed design of the City River Park, which will be the green centrepiece of the new Red Bank neighbourhood, and supporting infrastructure works (leading up to the HIF Infrastructure Works planning application).
- The developing proposals for the residential-led neighbourhood forming the outline application proposals, including plot layouts and the illustrative masterplan for the area.
- A final stage consultation on the emerging proposals for the NT02-04 detailed application, including the developed scheme design for these plots.



Figure 3: Diagram showing the timeline of consultation activities.

Throughout the consultation period, a range of communication methods were used to raise awareness of the proposals among stakeholders and the local community, who were provided with several accessible and convenient ways to provide feedback.

This report focuses on the third and fourth stages of consultation, which specifically informed Applications 4 and 5.

The first two stages of consultation were undertaken jointly with Manchester City Council and focused on the Council's proposals for infrastructure improvements enabled by HIF funding (including the park at St Catherine's Wood), as well as FEC's vision for the wider Red Bank area enabled by these works.

Feedback at these early stages of consultation was considered as part of MCC's planning application for HIF Infrastructure Works referenced above (133143/VO/2022). A summary of the first two stages of consultation (including feedback received) is included as Appendix 1 for context.

Chapter 8 (Consideration of Consultation Feedback) of this report includes relevant issues raised in feedback across all stages of consultation).

3. Community and Stakeholder Mapping

This section details the key local audiences who were engaged with during the pre-application community consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Elected political representatives (see **Section 3.1.1**)
- Key local organisations (see **Section 3.1.2**)
- Local businesses and residents (see **Section 3.1.3**)

More details about the stakeholders that were engaged with are set out below.

3.1 Stakeholder Engagement

3.1.1 Elected Political Representatives

Political representatives were engaged with ahead of and throughout the consultation period to obtain their thoughts on the proposals and how best to engage with their constituents.

The list of political representatives engaged with are listed in **Table 1**:

Table 1: List of political representatives consulted during the pre-application consultation.

Position	Name
Member of Parliament - Blackley and Broughton Constituency	Graham Stinger
Member of Parliament – Manchester Central Constituency	Lucy Powell
Executive Member for Housing and Employment	Councillor Gavin White
Executive Member for Environment	Councillor Tracey Rawlins
Local Ward Councillor – Cheetham	Councillor Naeem Hassan
Local Ward Councillor – Cheetham	Councillor Shazia Butt
Local Ward Councillor – Cheetham	Councillor Shakut Ali
Local Ward Councillor – Piccadilly	Councillor Adele Douglas
Local Ward Councillor – Piccadilly	Councillor Jon-Connor Lyons
Local Ward Councillor – Piccadilly	Councillor Sam Wheeler
Local Ward Councillor – Harpurhey	Councillor Patrick Karney
Local Ward Councillor – Harpurhey	Councillor Sandra Collins
Local Ward Councillor Harpurhey	Councillor Joanne Green
Local Ward Councillor – Miles Platting and Newton Heath	Councillor John Flanagan
Local Ward Councillor – Miles Platting and Newton Heath	Councillor Carmine Grimshaw
Local Ward Councillor – Miles Platting and Newton Heath	Councillor June Hitchen
Chief Executive – Greater Manchester Combined Authority	Eamonn Boylan
Director of Place – Greater Manchester Combined Authority	Andrew McIntosh
Transport Strategy Director – Transport for Greater Manchester	Simon Warburton
Head of Development – Transport for Greater Manchester	Martin Lax

3.1.2 Key Local Organisations

The Applicant identified and engaged with the following organisations, ensuring they were made aware of the proposals and given the opportunity to provide feedback:

Community groups	Emmeline (Manchester) Management Ltd Green Quarter Residents Friends of St Catherine's Wood Redbank House (part of Disabled Living) Friends of Angel Meadow Northern Quarter Forum
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	Moodswings A New Leaf YES Manchester YPAC St George's Youth and Community Centre Collyhurst Big Local UnLtd / Collyhurst Community Enterprises Collyhurst Community Enterprises Lalley Centre Church of the Saviour Collyhurst Village Contact Group Collyhurst Resident Liaison Group Irish World Heritage Centre (home to Manchester Irish Society) No.93 Walking Group (Greater Manchester Mental Health NHS Foundation Trust)
Education	Eden Girls' Leadership Academy Eden Boys' Leadership Academy Abbott Community Primary School St Patricks RC Primary School St Malachy's RC Primary School Saviour CofE Primary School Collyhurst Nursery School and Children's Centre Manchester Communication Academy Manchester Diocese (Director of Education)
Health organisations	Whitley Road Surgery Aldbourne Close Retirement Home
Civic and heritage organisations	Manchester Region Industrial Archaeology Society Manchester Histories Industrial Heritage Network North West Manchester Civic Society The Victorian Society Cheetham and Crumpsall Heritage Society

3.1.3 Local Businesses and Residents

A key priority of the pre-application community consultation was to actively engage with residents and businesses close to the proposed development sites.

Consultation leaflets and postcards were distributed to an area of 3,126 residential and commercial properties at both stages of consultation. This distribution area is shown in **Figure 4**.

More information about the consultation postcards for Phases Four and Five can be found in **Section 4.2.1** and **Section 6.2.1** respectively.

A number of local businesses, including FEC tenants occupying units in the Red Bank Viaduct arches, were also notified by email at the start of each phase of consultation.

This email provided information about the consultation drop-in events, inviting businesses to attend to talk to the team, submit feedback online or respond with any questions or concerns.



Figure 4: An image showing the extent of the consultation distribution area which was used to send out leaflets or postcards across all stages of consultation (Courtesy of Google Maps).

4. Phase Three Community Consultation: December 2022

4.1 Introduction and Aims of the Consultation Process

Following on from the second phase of consultation in December 2021, a further phase of consultation was undertaken in December 2022 presenting further information on how the plans were progressing for the Red Bank neighbourhood, including progress on infrastructure works and Far East Consortium's early proposals for the first phase of development to be applied for in detail at Plots NT02-04.

The consultation period ran from Tuesday 29 November 2022 to Tuesday 3 January 2023.

4.2 Publicising Phase Three Community Consultation

4.2.1 Consultation Postcard

A designed A5 postcard with details of the consultation process was distributed to local residents and businesses. The postcard provided details of the consultation process and the two drop-in information events taking place during the consultation process.

The postcard also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included the consultation web page, as well as a dedicated email address and Freephone information line.

The consultation postcard was distributed at the start of the consultation period to residential and commercial addresses within the same distribution area as at the first stage of consultation (as set out in **Section 3.1.3** and shown in **Figure 4**). This distribution area is shown in Figure 4.

A copy of the consultation postcard for Phase Three is provided as **Appendix 9**.

4.2.2 Press Release and Media Coverage

A press release was issued on Wednesday 30th December 2022 by City Press and was picked up by several news outlets, including:

- **Place North West**, "FEC progresses 1,500-home Manchester proposals", 30 November 2022.
- **Manchester Finest**, "Far East Consortium progresses proposals for 1,500 homes at Red Bank", 2 December 2022.
- **Insider Media**, "New consultation for Red Bank neighbourhood", 2 December 2022.
- **BBC Radio Manchester**, clip featuring Red Bank on news bulletins, 11 December 2022.
- **Manchester Evening News**, "Fascinating new photos show how new neighbourhood will transform a neglected corner of Manchester city centre", 14 December 2022
- **Manchester Evening News**, "The Mancunian Way: Towering over us", 15 December 2022

4.2.3 Social Media

Information about the consultation process was also posted on social media by Manchester City Council and by Far East Consortium.

On behalf of Far East Consortium, Plus 1 Communications ran both paid and organic social media posts on Facebook, LinkedIn, Twitter and Instagram. The organic posts were aimed at the people who already follow FEC, while the ads were targeted at people who do not and are also located close to the area.

The insights from the social media posts are as follows:

Reach	Engagement	Link Clicks
5,685 Organic	267 Organic	298 Organic
22,776	5,427	440

Paid	Paid	Paid
28,461 Total	5,694 Total	738 Total

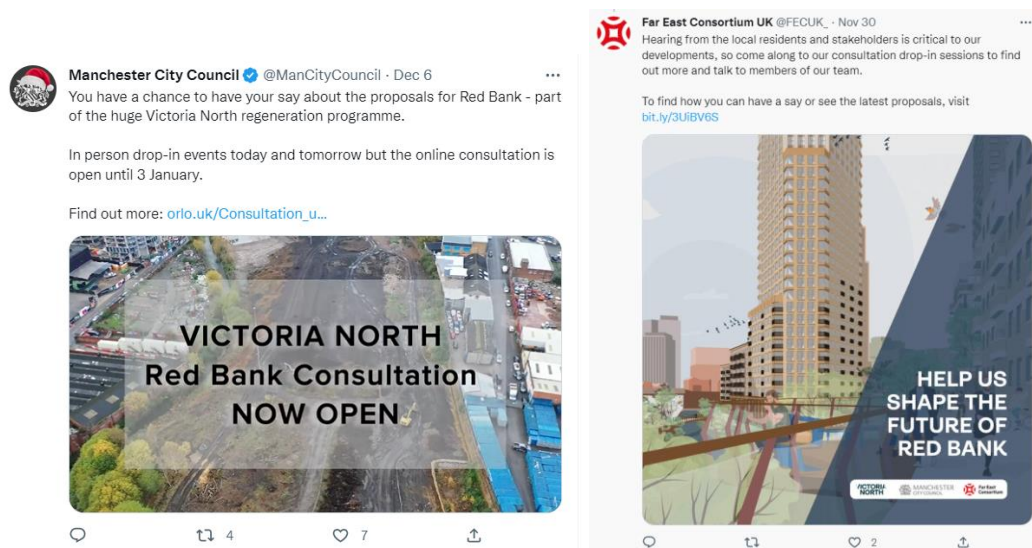


Figure 5: Screenshots of social media posts

4.2.4 Consultation Website

The consultation information went live on the Red Bank regeneration website at the start of the consultation period. The website (www.redbank-regeneration.co.uk) provided up-to-date information on how the neighbourhood plans were progressing. On the day of the consultation event, the website was updated to include a link to download the consultation boards and an online feedback form, which was available for people to complete until 3 January 2023.

Throughout the consultation period, the website received a total of 1914 views from 1634 unique (i.e. individual) users.

4.2.5 Stakeholder notification email

An email was sent to key non-statutory stakeholders on 30 November 2022 to notify them of the consultation and invited them to provide feedback. It also provided information about the two drop-in sessions being held as part of the third phase of consultation. Stakeholders contacted in this way are listed at 3.1 above.

4.2.6 Ward Councillor engagement

An email providing notice of the consultation was sent to local ward councillors representing Cheetham, Piccadilly, Miles Platting and Harpurhey wards on 16 November 2022 (in advance of the consultation launch). The email provided details of the consultation process and offered a meeting to outline discuss the proposals in more detail.

No meetings were requested at this stage of consultation.

4.2.7 Subscriber Email

Two emails publicising the consultation were sent to recipients subscribed to receive updates during the consultation period.

The first email was sent on 30 November 2022 to 94 recipients providing information about the consultation going live and details about the consultation events.

Then there was a second follow up email sent on 20 December 2022 reminding recipients that the consultation is still live, and they still have time to submit their views.

A copy of the emails is provided as **Appendix 10**.

4.2.8 Posters at venues

Posters promoting the consultation period and consultation events were displayed at GRUB and St George's Community Centre, the two venues where consultation drop-in events were held, from 30 November 2022. Both are near to the site.

A copy of the posters for Phase Three is provided as **Appendix 11**.

4.2.9 Other activity

A meeting with the Showman's Guild (occupants of the Fairholme site on Collingham Street) was held on Wednesday 27th July 2022 (6pm – 7.30pm) at the Irish World Heritage Centre Manchester.

This meeting was arranged by Manchester City Council and focused on site management issues in relation to the HIF works. While not directly intended to publicise the third phase of consultation, a representative of the project team from Counter Context attended the meeting to present the overall vision and aims of Victoria North and Red Bank, including the consultation process and future opportunities to comment.

4.3 Phase Three Consultation events

6.3.1 Events Overview

As at the previous two stages of consultation, drop-in events were held at GRUB - a popular independent venue in the Red Bank area that is accessible for the local community – and St George's Community Centre. Two events were held at different times of day, allowing people to attend at a time that suited them.

The timing of the two events was as follows:

- **Tuesday 6 December 2022**, 3pm until 7pm, at GRUB (50 Red Bank, Manchester M4 4HF)
- **Wednesday 7 December 2022**, 11am until 2.30pm at St George's Community Centre (Bothwell Road, Manchester, M40 7NY)

The Applicant and members of the Project Team were present at both of these drop-in events to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 12**.



Figure 6: Photographs from Phase Three consultation events.

4.3.1 Event Attendees

Overall, across the two events, 46 people attended. These events provided the opportunity for attendees to talk to the project team and ask questions. Attendees were also encouraged to provide feedback through the consultation questionnaire – either online or by completing a paper copy of the form at the event.

Table 2: Attendance at the Phase Three consultation two drop-in events

Venue	Date	Number of Attendees
GRUB	6 December 2022	34
St Georges Community Centre	7 December 2022	12
Total		46

4.4 Methods for Receiving Feedback

4.4.1 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was published on the consultation postcard distributed to local residents and businesses.

4.4.2 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was already set up for people to submit feedback and ask any questions to the project team. The email address was published on the consultation postcard distributed to local residents and businesses.

4.4.3 Feedback Questionnaire

The Applicant invited feedback on the proposals via an online feedback form that was accessible from the consultation website and by using a QR code at drop-in events. Paper copies of the feedback form were also available to be completed at events for those who preferred to respond in this format. A copy of the Phase feedback form can be found in **Appendix 13**.

5. Phase Three Consultation Feedback

5.1 Summary of Consultation Responses

We received a **total of 34 responses** during the consultation period (6 December 2022 – 3 January 2023). These included:

- 24 responses via the online feedback form
- 9 paper feedback forms completed across both in-person drop-in sessions
- 1 email response

Table 3: Number of responses received through each of the consultation channels at Phase Three

Consultation Responses Received	Total
Freephone information line	0
Project email address	1
Online feedback form	24
Paper feedback forms completed at events	9
Total	34

A total of **46 people attended the consultation drop-in sessions**. 34 people attended the first event at GRUB and 12 people attended the second event at St George's Community Centre.

The Red Bank Regeneration website saw a total of **868 visits from 795 unique users** over the consultation period.

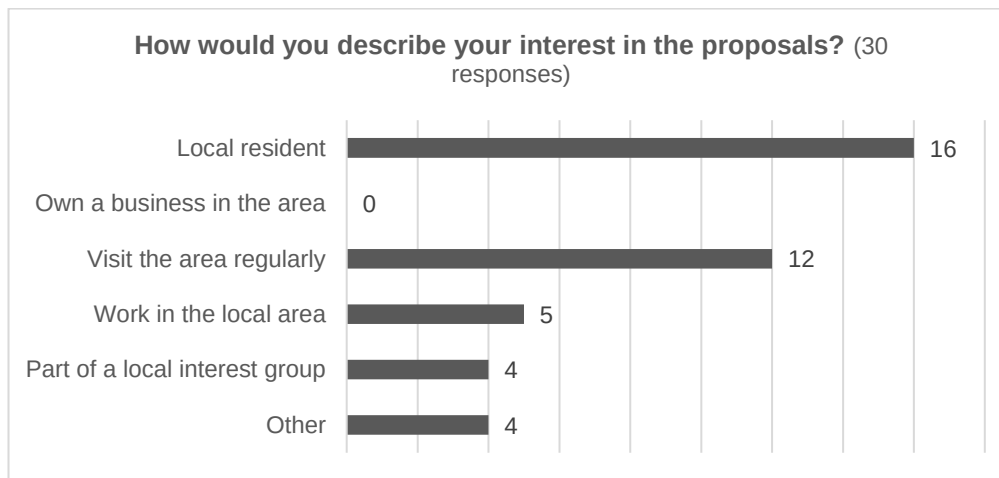
5.2 Summary of Feedback Received

In addition to introductory questions consistent with those at previous stages of consultation, the consultation questionnaire included three questions to gauge support and opposition on different aspects of the information presented at this stage. The first of these asked for views on the updated plans for the wider Red Bank Neighbourhood, while the other two asked for views on the early-stage proposals for Plots NT02 – 04.

5.2.1 Who responded to the consultation?

The consultation questionnaire allowed respondents to indicate their interest in the proposals and provide information about themselves – including whether they were responding as part of an organisation.

As the chart below shows, the biggest groupings of respondents were those who identified as local residents or people who visited the area regularly.



Those who selected 'Other' in response to this question identified themselves as:

- a landowner/developer in the area
- someone who travels or cycles through the area
- a former resident of the area

Organisations that took part in the consultation

Those who stated they were part of a local interest group listed the following organisations:

- St Chad's R.C. Church Congregation
- Moodswings (mental health charity)
- St George's Youth and Community Centre
- Collyhurst Big Local
- Green Quarter Facebook Group
- Talbot House Support Centre
- Friends of Angel Meadow
- Manchester & Salford Ramblers (responded by email)
- Satnam Developments

Representatives of some of these organisations (Collyhurst Big Local and the Priest at St Chad's) attended the consultation drop-in events. Though they did not respond to the consultation officially, we also had positive conversations employees of HMG paints and members of the Friends of St Catherine's Wood – the latter requesting a site walkaround as part of the next stage of consultation.

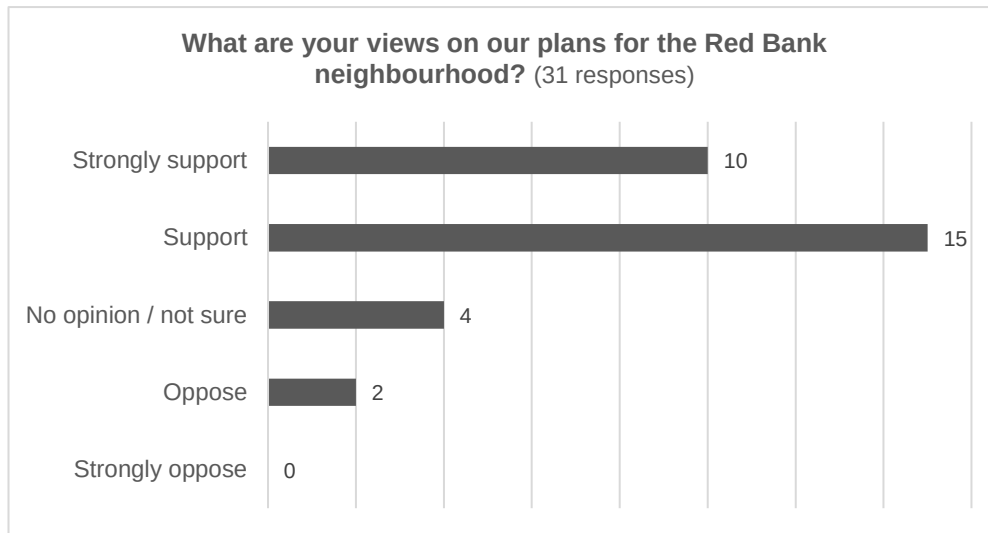
Geographical spread

Unsurprisingly, analysis of postcodes provided via the online questionnaire shows the biggest number of these are from the areas surrounding Red Bank (the Green Quarter, the Northern Quarter, Ancoats, Miles Platting etc). However, there were clusters of postcodes from Salford, Wythenshawe and Trafford. There were also a couple of responses from the wider region (Oldham and Preston) and elsewhere in the country (Cheltenham and Lincoln).

As we would expect, those who filled out paper versions of the feedback form listed postcodes from the surrounding area (mostly the Green Quarter).

5.2.2 The Red Bank Neighbourhood

As the chart below shows, most respondents (81%) expressed support for the plans for the Red Bank neighbourhood.



'Do you have any other comments on our plans for the wider Red Bank neighbourhood?'

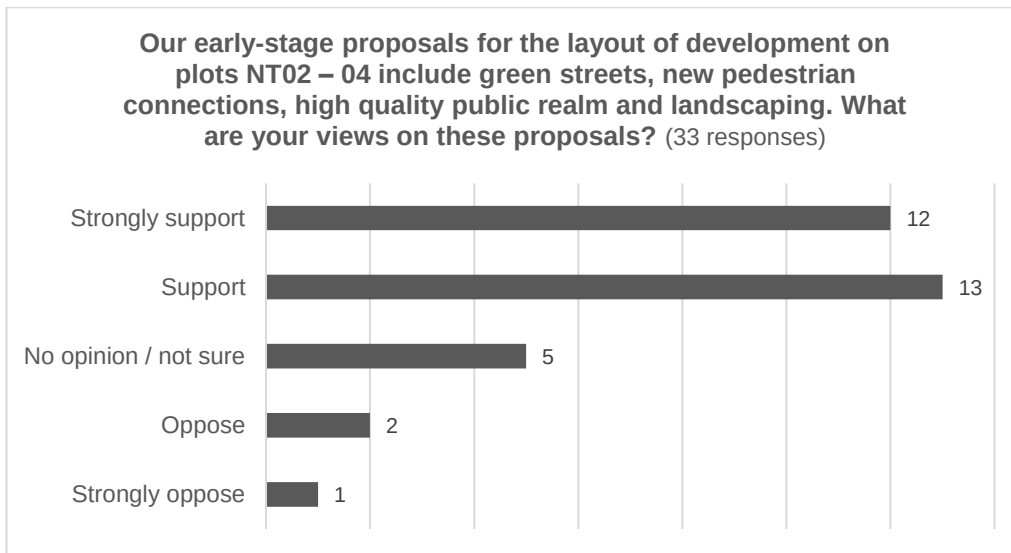
Those who commented further in response to the open text question which followed this one noted support for the development of brownfield land, delivery of new homes, community facilities, the City River Park and green spaces generally.

There were no negative comments on the plans overall, but a few more specific concerns or caveats were highlighted, including:

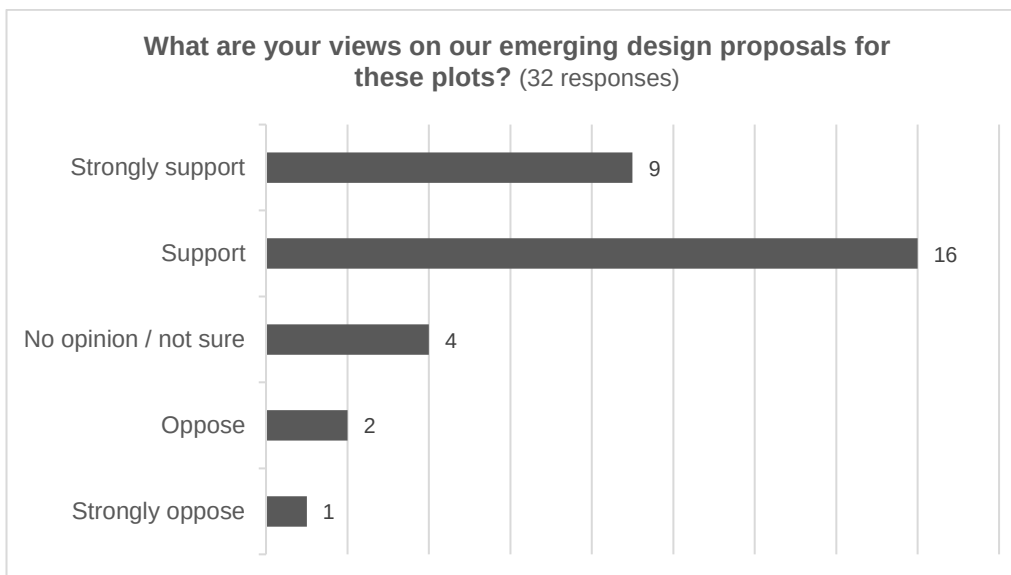
- The importance of ensuring delivery matches the quality promised (that 'the reality is as good as the plans'), in one case stressing the importance of public spaces and that the quality of these is not compromised
- The need for continued engagement and clear lines of engagement with local residents
- Sites being able to come forward independently within the overall spirit of the masterplan (Satnam Developments)

5.2.3 Early-stage proposals for NT02 - 04

The first question on NT02 – 04 focused on **early-stage proposals for the layout of development** on these plots. Responses to this question were generally positive, as shown in the chart below. 76% of respondents expressed support for the proposals presented during the third phase of consultation.



The second question on Plots NT02 – 04 asked for views on the **emerging design proposals**. Again, most responses to this question (75%) were supportive – as the chart below shows.



Of those who commented further in open text feedback, one noted that the proposed height and scale of NT02-04 is appropriate for the site location on the fringe of the city centre.

There was only one comment criticising the emerging design proposals, describing the buildings shown in the plans as 'ugly'. Another suggested that the design should be more varied throughout New Town to improve the overall attractiveness of the area, noting that the variety of architectural styles found in other towns and cities add to interest and attractiveness.

5.3 Key issues & themes raised in open text feedback

Two open text questions on the consultation questionnaire allowed respondents to elaborate or explain their responses to the closed questions summarised above and comment further.

The first of these asked for views on plans for the wider Red Bank neighbourhood, the second on early-stage plans for Plots NT02 - 04. However, in practice, aside from a couple of comments specific to Plots NT02 – 04 (noted above), most respondents used both these fields to comment on the wider plans.

Other key themes in this open text feedback fell into a number of broad groupings:

5.3.1 Transport and movement

This broader theme accounted for the biggest group of comments in feedback, covering active travel, public transport, vehicles and parking).

Active Travel

Several comments stating that active travel should be prioritised, in some cases calling for high-quality, safe and accessible walking and cycling routes.

Other comments and suggestions in this area included that:

- adequate, LTN 1/20 compliant active travel infrastructure is needed for a scheme of this size near the city centre.
- Cycle and footpaths should be completely separate from the roads
- the scheme represents an opportunity to create coherent active travel routes passing through Red Bank into the city centre.
- cycle parking facilities should be provided and public cycle hire extended to the area
- walking and cycling routes should support and connect into wider connections – e.g. between North Manchester and the city centre or more specifically a continuous route alongside the River Irk to Middleton. The Manchester and Salford Group of the Ramblers also suggested a route following the river could feed into the Manchester Green Trail circuit being developed with Manchester City Council and TfGM.

Pedestrian Movement

There were a couple of comments calling for safe pedestrian routes to be prioritised in the new neighbourhood. These were accompanied by a small number of more specific suggestions for improving pedestrian routes:

- a suggestion to add regular pedestrian crossings along roads and railway/tram lines so as not to restrict the movement of people in the area.
- A couple of comments calling for safety of pedestrians walking under the bridge in Red Bank to be improved, one highlighting a fatal accident (neither specified, but the latter seems to refer to the bridge on Corporation Street).

Vehicle use and public transport

A few of those commenting on active travel suggested that that car-usage in the Red Bank neighbourhood should be limited as far as possible to minimise car dependence. Some of these suggested that active travel and/or public transport should be prioritised instead.

By contrast, one respondent felt that all roads must be retained with no obstructions, and another called for the provision of more resident parking.

More specific suggestions included:

- frequent bus routes passing through the neighbourhood
- a new tram station to serve the area
- measures to reduce traffic on Dantzic street and Collyhurst Road - one of these suggesting that Dantzic Street be filtered to prevent rat running.

5.3.2 Green space and wildlife

Respondents noted their support for the plans for the City River Park in open text comments. However it should be noted that the park falls outside of the boundary of the current applications being progressed by FEC. A few also highlighted the importance of 'accessible' or public green spaces and called for these to be maintained and maximised in the plans where possible.

A more specific comment suggested that 'wildlife contributions' be considered for existing fauna, particularly the Roe Deer population resident in the Irk Valley.

5.3.3 The River Irk

A couple of respondents expressed support for rehabilitation the River Irk, one noting they loved the idea of using it as a focal point.

One respondent highlighted the continuing pollution of the river by factories upstream in Middleton, suggesting that testing water quality might allow this to be confirmed and stopped so it could be brought back to life. Another asked for clarification that the river would be cleaned as part of the scheme.

5.3.4 Housing

There were a number of comments expressing support for the delivery of new homes as part of the plans.

Some respondents also highlighted the need for affordable (or social) housing to be included as part of the development, many of these suggesting a higher proportion of affordable housing should be proposed. There was also a suggestion that affordable homes should first be offered to people in the Greater Manchester area.

5.3.5 Housing Other uses and infrastructure

In terms of other uses supporting new homes, one comment underlined the importance of communal facilities, suggesting that a GP, dentist, school and supermarket are needed in the area.

Other comments and suggestions included:

- a call for commercial opportunities for local residents, supported by schemes to increase access
- a couple of similar comments on the Red Bank viaduct, one suggested that this could house local businesses like coffee shops. Another suggested it could be more interactive and also contribute to connectivity through the area
- a comment that the role of infrastructure such as OpenAccess high-speed internet and public transport in supporting new homes should be considered

5.3.6 Sustainability

There were only a couple of comments under this theme, one noting that the plans do not suggest the project will fully exploit low carbon options, and another suggesting built-in green energy be considered as part of the proposals.

5.3.7 Requests for further information.

Among requests for further information, one respondent noted that they were keen to see how the proposals would link to the 'green spaces' at the back of Eastford Square. Another asked whether Sandhills Park is part of the project.

Finally, one respondent stated they would like to view the detailed planning application, the feedback received during the consultation and information around the likely timescales for the decision-making process.

6. Phase Four Community Consultation: February – March 2023

6.1 Introduction and Aims of the Consultation Process

Following on from the third phase of consultation in December 2022, a further phase of consultation was undertaken in February and March 2023 presenting information on the progress of the project up to that point, the overarching vision for the neighbourhood, and detailed design proposals for NT02 – NT04.

The consultation period ran from 21 February to 12 March 2023.

6.2 Publicising Phase Four Community Consultation

6.2.1 Consultation Postcard

A designed A5 postcard with details of the consultation process was distributed to local residents and businesses. The postcard provided details of the consultation process and the two drop-in information events taking place during the consultation process.

The postcard also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included the consultation web page, as well as a dedicated email address and Freephone information line.

The consultation postcard was distributed at the start of the consultation period to 3,126 residential and commercial addresses within the same distribution area as at the first stage of consultation (as set out in **Section 3.1.3** and shown in **Figure 4**). This distribution area is shown in Figure 4.

A copy of the consultation postcard for Phase Four is provided as **Appendix 14**.

6.2.2 Press Release and Media Coverage

A press release was issued on 21 February 2023 by City Press and was picked up by several news outlets, including:

- **Place North West**, "FEC teases more detail on 1,550 Manchester Homes", 21 February 2023.
- **Manchester Evening News**, "Plans to build 1,500 homes, including 34-storey tower, in 'challenging' area at edge of Manchester city centre", 22 February 2023.
- **About Manchester**, "Latest plans for Red Bank development are revealed in public consultation", 23 February 2023.
- **Business Desk**, "Consultation opens on plans for 1,550 homes in Red Bank", 21 February 2023.

6.2.3 Social Media

Information about the consultation process was also posted on social media by Manchester City Council and by Far East Consortium.

On behalf of Far East Consortium, Plus 1 Communications ran both paid and organic social media posts on Facebook, LinkedIn, Twitter and Instagram. The organic posts were aimed at the people who already follow FEC, while the ads were targeted at people who do not and are also located close to the area.

The insights from the social media posts are as follows:

Reach	Engagement	Link Clicks
3,924 Organic	231 Organic	17 Organic
0 Paid	0 Paid	0 Paid
3,924 Total	231 Total	17 Total

6.2.4 Consultation Website

The consultation information went live on the Red Bank regeneration website at the start of the consultation period. The website (www.redbank-regeneration.co.uk) provided up-to-date information on how the neighbourhood plans are progressing. On the day of the consultation event, the website was updated to include a link to download the consultation boards and an online feedback form, which was available for people to complete until 12 March 2023.

Throughout the consultation period, the website received a total of 1073 views from 954 unique (i.e. individual) users.

6.2.5 Stakeholder notification email

An email was sent to key non-statutory stakeholders on 22 February 2023 to notify them of the consultation and invite them to provide feedback. It also provided information about the two drop-in sessions being held as part of the second phase of consultation. Stakeholders contacted in this way are listed at 3.1 above.

6.2.6 Councillor engagement

An email providing notice of the consultation was sent to local ward councillors representing Cheetham, Piccadilly, Miles Platting and Harpurhey wards on 17 February 2023 (in advance of the consultation launch). The email provided details of the consultation process and offered a meeting or briefing to discuss the proposals in more detail.

No meetings were requested at this final stage of consultation.

6.2.7 Subscriber Email

Two emails publicising the consultation were sent to recipients subscribed to receive updates during the consultation period.

The first email was sent on 22 February 2023 to 183 recipients providing information about the consultation going live and details about the consultation events.

Then there was a second follow up email sent on 8 March 2023 reminding recipients that the consultation is still live, and they still have time to submit their views.

A copy of the emails is provided as **Appendix 16**.

6.2.8 Posters at venues

Posters promoting the consultation period and consultation events were displayed at GRUB during the consultation period.

A copy of the posters for Phase Four is provided as **Appendix 15**.

6.3 Phase Four Consultation events

6.3.1 Events Overview

Phase Four drop-in events were held at GRUB - a popular independent venue in the Red Bank area that is accessible for the local community. Two events were held on two separate days, each at different times, allowing people to attend at a time that suited them.

The timing of the two events was as follows:

- **Tuesday 28 February 2023**, 3pm until 7pm
- **Thursday 2 March 2023**, 11am until 3pm

The Applicant and members of the Project Team were present at both of these drop-in events to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 17**.



Figure 7: Photographs from the Phase Four consultation events

6.3.1 Event Attendees

Overall, across the two events, 39 people attended. These events provided the opportunity for attendees to talk to the project team and ask questions. Attendees were also encouraged to provide feedback through the consultation questionnaire – either online or by completing a paper copy of the form at the event.

Table 4: Attendance at the Phase Four consultation drop-in events

Venue	Date	Number of Attendees
GRUB	28 February 2023	24
GRUB	2 March 2023	15
Total		39

6.4 Methods for Receiving Feedback

6.4.1 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was published on the consultation postcard distributed to local residents and businesses.

6.4.2 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was already set up for people to submit feedback and ask any questions to the project team. The email address was published on the consultation postcard distributed to local residents and businesses.

6.4.3 Feedback Questionnaire

The Applicant invited feedback on the proposals via an online feedback form that was accessible from the consultation website and by using a QR code at drop-in events. Paper copies of the feedback form were also available to be completed at events for those who preferred to respond in this format. A copy of the Phase Four feedback form can be found in **Appendix 18**.

7. Phase Four Consultation Feedback

7.1 Summary of Consultation Responses

We received a **total of 9 responses** during the consultation period (21 February to 12 March 2023). These included:

- 5 responses via the online feedback form
- 4 paper feedback forms completed across both in-person drop-in sessions

Table 5: Number of responses received through each of the consultation channels at Phase Four

Consultation Responses Received	Total
Freephone information line	0
Project email address	0
Online feedback form	5
Paper feedback forms completed at events	4
Total	9

A total of **39 people attended the consultation drop-in sessions held at Grub**. 24 people attended the first event and 15 people attended the second.

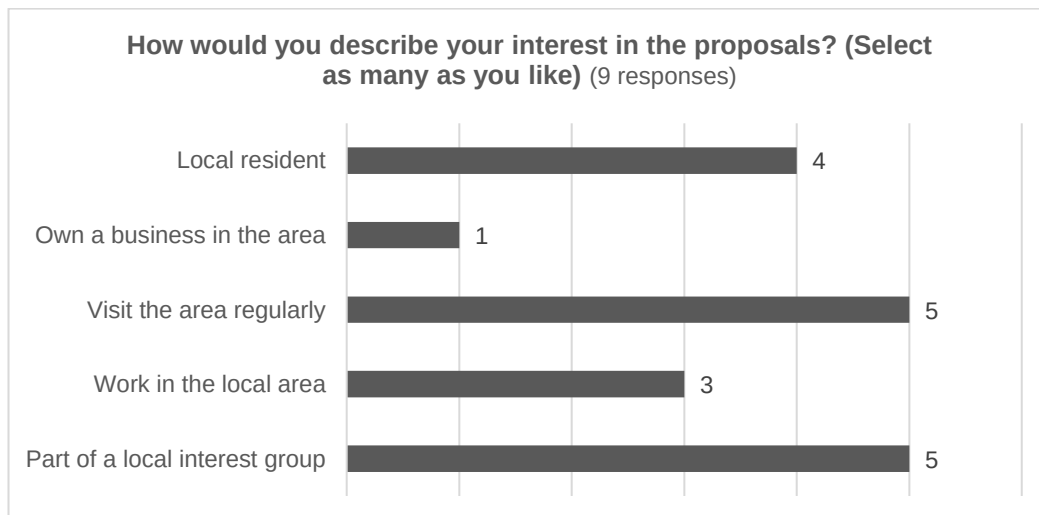
The Red Bank Regeneration website saw a total of **1073 visits from 954 unique users** over the consultation period.

7.2 Summary of Feedback Received

In addition to introductory questions consistent with those at previous stages of consultation, the consultation questionnaire included two closed questions to gauge views on the emerging proposals for development on Plots NT02 – 04 and the proposals for public realm (including improvements to streets and active travel routes) respectively. These were followed by an open question inviting comments.

7.2.1 Who responded to the consultation?

The consultation questionnaire allowed respondents to indicate their interest in the proposals and provide information about themselves – including whether they were responding as part of an organisation.



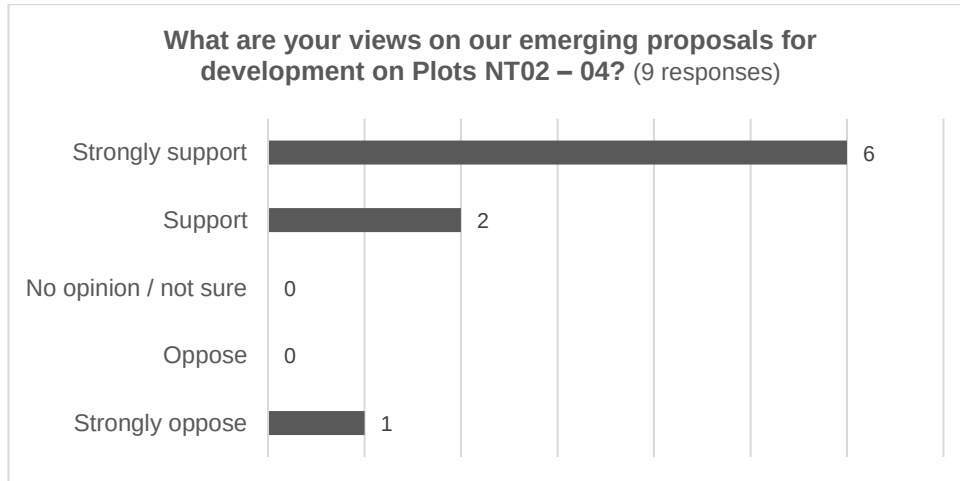
Those who noted that they are part of a local interest group listed the following groups and organisations:

- Friends of St. Catherine's Wood
- Friends of Angel Meadow

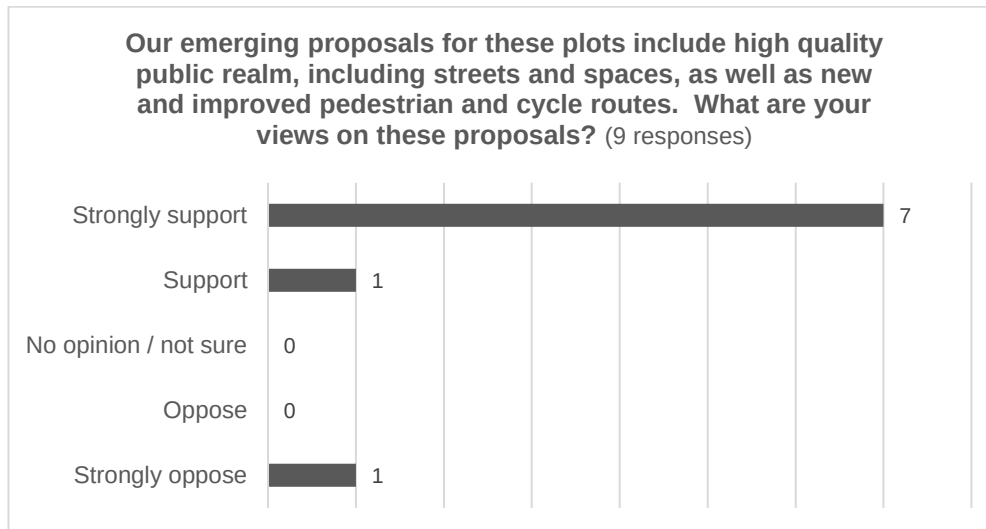
- Mersey Rivers Trust: Love Your River Irk Partnership
- SkyscraperCity Manchester
- Sylvia and Christabel Residents Committee

7.2.2 Emerging proposals for development on Plots NT02 – 04

The first question on NT02 – 04 focused on the detailed proposals for these plots. Responses to this question were generally positive, as shown in the chart below.



The second question on NT02 – NT04 focused on plans to deliver high-quality public realm, including streets and spaces, as well as new and improved pedestrian and cycle routes. The majority of respondents expressed support this aspect of the proposals.



7.3 Key issues & themes raised in open text feedback

The third question on NT02 – NT04 was open text, inviting respondents to provide comments on the emerging proposals.

‘Do you have any comments on our emerging proposals? (You can use this space to explain your response to any of the previous questions, or for anything else you would like us to consider)’

The feedback received in response to this question is detailed below and grouped thematically.

General support

Several respondents expressed firm support for the plans for Red Bank and NT02-NT04. The reasons cited include the following:

- The inclusion of a school and affordable housing.
- Improving connectivity through the neighbourhood.
- Opportunity for new shops, cafes and bars across the neighbourhood.
- The 'strong' sustainability principles that are guiding the design of the proposed development.
- Improving the overall look and feel of the area.
- Improving safety in the area.
- A suggestion from one respondent that they were apprehensive about the plans for NT02 – NT04, but that their reservations were absolved after speaking to members of the project team at one of the in-person consultation drop-in sessions.

Design

A few respondents commented positively on the design of NT02-NT04. One praised the variation in the materials proposed for the NT02-NT04 buildings, while another expressed support for the 'seamless transition between Victoria Riverside and NT02-NT04. Finally, one respondent noted their support for the inclusion of SuDs in the design principles.

Parking

One respondent noted that while they support the 15-minute neighbourhood concept, they suggested they would like to see more parking included in the plans given their need for a car. Another respondent suggested that more parking is needed as residents are currently forced to park outside of the city due to the council's 'anti-car' policies.

River Irk

A suggestion to allow people to use the River Irk for sport activities during the spring and summer months.

St. Catherine's Wood

One respondent expressed interest in how the project will utilise St. Catherine's Wood.

General opposition

A comment suggesting the plans are an attempt by Manchester City Council to control the lives of local residents.

8. Consideration of Consultation Feedback

Topic (Outline application)	Applicant Response
The Red Bank Neighbourhood and Masterplan	
Neighbourhood and regeneration proposals overall	
General support for the vision and proposals for the regeneration of Red Bank. Some of these comments refer to specific aspects such as to the development of brownfield land, delivery of new homes, community facilities, the City River Park and green spaces generally.	This support has been noted by the Applicant.
Support for the delivery of new homes as part of the regeneration plans.	This support has been noted by the Applicant.
Comments highlighting the need for affordable (or social) housing to be included as part of the development, some suggesting a higher proportion of affordable housing should be proposed to meet local need.	The Applicant is targeting delivery of 20% affordable housing across the whole of Victoria North, subject to viability. A key focus of the Red Bank neighbourhood will be to create a place that's home to a diverse mix of

	people, including residents across all age groups. Red Bank will be an accessible neighbourhood for a wider range of people.
Existing issues to be addressed in the Red Bank area, including safety, crime, lighting, homelessness, drug use and littering. Concerns around road safety, homelessness and drug use were also raised in relation to the proposed new primary school.	Two separate Crime Impact Statements have been prepared by Greater Manchester Police ('GMP') Design for Security for submission with Applications 4 and 5 respectively. The Statements assess the proposed development using the principles of 'Crime Prevention through Environmental Design' (CPTED) in order to identify any opportunities for crime and the fear of crime.
Suggestion that the area needs a unique identity and should not emulate other recently regenerated areas.	The proposals build upon the unique character of this underused part of the city, including its riverside setting and unique industrial heritage. In line with the opportunities identified in the Strategic Regeneration Framework (or SRF), development will respond to the topography of the Irk Valley, with careful consideration for valley views and vistas. Within this wider vision for Red Bank, the proposals envisage the creation of three neighbourhoods, each with a distinct identity. The concept of 'Wild Urbanism' provides the site with an identity like no other development in Manchester. A highly vegetated site of native planting and pioneering trees creates a wild fringe to the buildings and helps connect residents and visitors to nature.
Concern about the height of residential development and 'high-rise' buildings generally.	The vision for Red Bank is to create a high-density city centre extension as established in the approved Strategic Regeneration Framework (SRF). Building forms and heights are designed in the context of the valley topography, with particular building shapes and taller structures making the most of Irk Valley views and vistas toward the city. The outline planning application (Application 4) will include a series of height parameters for each development plot, as opposed to defining the exact size, shape and appearance of each building. Application 5 includes detailed design proposals for Plots NT02 – NT04. These proposals, which were outlined in the final phase of consultation, respond to the SRF vision for the New Town area to create a high-high-density, apartment-led development.
Comments underlining the importance of sites being able to come forward independently within the overall spirit of the masterplan.	The Applicant is submitting an outline application for the Red Bank neighbourhood (Application 4), which sets out parameters for the layout, access and scale, as well as design guidance for developments within those parameters. This approach allows for sites to come forward independently within these parameters. The Detailed Application (Application 5) relates to the

	Applicant's development proposals for Plots NT02 – NT04 only.
Comments enquiring about plans for the Red Bank Viaduct and suggestions around how this could be integrated into the proposals. This includes suggestions that: the heritage and history of the Red Bank area should be preserved or integrated; the viaduct could house local businesses like coffee shops; that it could be more interactive generally and contribute to connectivity through the area.	The railway viaduct is a key feature of the Red Bank area and the proposals see the arches being enhanced and remaining home to a range of local businesses. The proposals envisage a new public space known as Viaduct Gardens, a linear park raised on to the Victorian railway viaduct which would provide a pedestrian connection between Brewery Square and Red Bank Square.
Non-residential uses	
Comment underlining the importance of new homes being supported by community facilities, amenities and services and questioning how this has been considered. Specific suggestions include a GP, dentist, library, school, nursery and supermarket.	The proposals envisage a new residential neighbourhood supported by the long-term infrastructure to help the community to develop sustainably. The proposals include a new single form entry primary school located on the Red Bank Plateau to serve the local community. Other infrastructure including a local health centre and other social infrastructure in the heart of the neighbourhood is also being planned.
Support for the inclusion of a new primary school as part of the plans, including a comment that this will help relieve pressure on the other primary schools in the area.	This support has been noted by the Applicant.
Comments highlighting the need for accessibility to be considered in the proposals. These include suggestions that facilities and spaces should be accessible for everyone within the community, including young children and those with disabilities, as well as that facilities should be provided for those with disabilities.	The design process for the public realm on Red Bank has prioritised accessibility and inclusivity for all. The design follows guidelines and acts such as the Equality Act 2010 and aims to meet the needs of people with sensory, mobility, and other impairments, as well as families, the elderly, and those who have limited understanding of written English. The site's steep topography and natural barriers have presented challenges to creating an inclusive experience, but care has been taken that there are always alternative routes and high-quality public spaces are provided that are accessible to all. The design includes accessible pedestrian walkways, cycle paths, and vehicular routes to connect residential areas and amenities, with provision of disabled parking bays. Play and recreational spaces are provided across the site for all age groups and abilities. More information is provided in the Design and Access Statement.
Suggestions that uses such as museums, art galleries, market stalls etc be included in the plans for the project so that Red Bank can emulate the success of the Northern Quarter.	Alongside other community infrastructure, the proposals would see residential development supported by flexible commercial space allowing for a range of uses. A number of high-quality public

Suggestion that the area should incorporate places to have gigs, festivals etc as well as bars and restaurants to attraction visitors	spaces would also help to establish the character and identity of the Red Bank neighbourhood and attract visitors. Brewery Square and Union Waterfront in particular would be supported by a range of commercial uses, with the former hosting a temporary market space in addition to existing businesses located in the viaduct arches.
Requests for further information about the plans. These include a query about how the proposals would link to the 'green spaces' at the back of Eastford Square and another asking whether Sandhills Park forms part of the project.	While outside of the boundary for the outline application for the Red Bank neighbourhood, the areas are included within the wider vision for Victoria North presented in the SRF. Red Bank is one of the seven interconnected neighbourhoods to be regenerated within the strategic masterplan for Victoria North: a joint venture between Far East Consortium (FEC) and Manchester City Council. Running north of the city centre along the River Irk, from Red Bank and New Cross up to Collyhurst, Victoria North is creating 15,000 new homes within sustainable residential neighbourhoods which will benefit from new and improved transport links, community facilities and a network of green public spaces.
Comment questioning how the figure for 5 hectares of improved green space compares to the amount of green space the Red Bank currently contains.	5 hectares of improved green space is planned to be delivered by MCC as part of the consented HIF permission (Application 2). This is an increase over the existing green space at St Catherine's Wood (approximately 1.73 hectares). The overall quantity of green space aside, it should be noted that the Applicant's proposals will improve the quality and character of green spaces in the Red Bank area, providing attractive and high-quality spaces that will bring people to the area.
Comments highlighting the need for the project to deliver high quality public realm.	High quality public realm supporting the new Red Bank neighbourhoods is a key element of the proposals. This is reflected in the Climate Loop: a network of safe, inviting and pedestrian-friendly open green spaces, along with other measures to encourage active travel. The character and design of these diverse public spaces responds to surrounding uses, from Union Waterfront and Brewery Square to Travis Island Wetlands. More information can be found in the Design and Access Statement. The Applicant is committed to ensuring the quality of public spaces delivered through the outline and planning application.
Comments underlining the importance of development being delivered to meet the level of quality promised - particularly in relation to public spaces.	
Comments highlighting the need to protect local businesses as part of the proposals and provide commercial opportunities for local residents. These include suggestions for schemes to increase access, including offering workshops to support the long-term employment of local residents.	The existing Red Bank railway arches are a key feature of the Red Bank area. The outline planning application proposes the enhancement of the arches which are intended to remain home to a range of local businesses. The outline application includes provision for up to 6,300 sq m of commercial uses. Ground floor active frontages are proposed to provide shops, services and restaurants and other uses, as well as

	a range of flexible business and start-up space and further detail is provided in the Design and Access Statement. The Applicant plans to support the development of local independent businesses and is committed to retaining and encouraging the growth of existing businesses, providing quality jobs for the existing and new community and providing education and training to upskill local community.
A comment suggesting that the plans should include provision for technology infrastructure such as OpenAccess high-speed internet and built-in green energy.	The Sustainability Strategy for the outline application includes provision for low carbon technology systems including air source heat pumps and photovoltaic (solar) panels. The exact mix of technologies used will be determined in later design stages. Infrastructure improvements to support the new Red Bank neighbourhood, including utilities and communications infrastructure are being progressed as part of an application submitted by Manchester City Council for works funded through the Housing Infrastructure Fund (HIF).
Suggestion that meanwhile uses should be encouraged to facilitate greater use of the area before construction - e.g. a sculpture park or an initiative to involve artists.	The Applicant's meanwhile use strategy for Victoria North involves working with entrepreneurial operators such as Connecting Dots Group to deliver an exciting range of cultural activations that will continue to enhance the economic and social value of the area. The Applicant's meanwhile use brand, FOUND, will promote and support spaces for new business in Red Bank and the other developing neighbourhoods of Victoria North.
Environment and sustainability	
A comment that the natural environment should be protected as part of the plans for Red Bank.	Protecting and enhancing the natural environment and access to nature is a key part of the Red Bank masterplan. Wild Urbanism is our vision to connect the transforming built environment with the urban nature of the River Irk Valley, to create a unique city neighbourhood. By bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area, Red Bank has huge potential to reconnect Manchester to its lost rivers and landscape. As part of the Joint Venture with Manchester City Council, the Applicant is committed to at least 10% biodiversity net gain as part of the regeneration of the Red Bank neighbourhood through a mixture of on-site and off-site ecological improvements. On-site ecological improvements will include enhancements to existing habitat as well as new ecological enhancements with new tree planting, greening and enhancements to new streets. More information can be found in the Environmental Impact Assessment.
A comment suggesting that 'wildlife contributions' be considered for existing fauna, particularly the Roe Deer population resident in the Irk Valley.	Roe deer enjoy woodland and grassland habitats and are increasingly venturing closer to urban areas. The proposed development includes the enhancement of areas of retained woodland within the site and also areas of woodland outside of the

	site boundary within the wider Irk River corridor. Areas of new woodland creation are also proposed within the site boundary. Woodland planting will be subject to protection measures during establishment to ensure saplings are not damaged by deer. Once established, improved woodland habitat will be available for a variety of species including birds, invertebrates and mammals, including roe deer.
Comments stating that more detail or evidence should be provided in relation to plans to reduce carbon emissions as part of the project. One of these comments suggests that reference to a "low carbon neighbourhood" should be qualified with figures, with targets adopted for individual plots. This comment also cites the Manchester Climate Change Partnership's Roadmap to Net Zero Carbon Report, noting that this has been endorsed by MCC.	The Applicant is aiming to exceed compliance and enable net zero carbon in operation as far as possible. This will be achieved through reducing energy demand, delivering an all-electric energy strategy, on-site renewable generation and guaranteed green energy procurement contracts. However, net zero ambition will also be contingent on external factors such as grid decarbonisation. New homes aspire to meet, and exceed where possible, best practice guidance and mandatory requirements - for example, Future Homes Standard (FHS), RIBA 2025, 2030, and LETI 2030. Given the timescales over which the masterplan will be constructed (the last homes in 2032), there is likely to be considerable technological innovation over this time, especially concerning to low-carbon materials. As such, there is an opportunity to progressively increase the development performance as the project is delivered, particularly to support Manchester's ambition for net zero by 2038. Further information is provided as part of the Sustainability Strategy, and specific commitments e.g., figures and targets for individual plots will form part of the detailed applications.
Movement and Connectivity	
Movement Strategy and overall approach	
Suggestions for public transport connections, including that the new Red Bank neighbourhood should be served by the Metrolink and regular bus services.	The aspiration for a new Metrolink stop at Sandhills, as part of a transport hub integrated with buses and cycles, has been included in the Northern Gateway SRF, and is also included in the TfGM 2040 Delivery Plan. A new stop in this location would serve the existing and new neighbourhoods, including Red Bank. The development proposals are within easy walking and cycling distance of various high quality public transport routes, including bus services on Cheetham Hill Rd and Rochdale Rd, and rail and Metrolink services at Victoria. The Travel Plan supporting the development will encourage and offer incentives for residents and visitors to use public transport in preference to the car. Additional bus services in the future could use Dantzic St and the infrastructure has been designed to accommodate this.
The area should be integrated into the Bee Network Cycle Hire scheme.	Responsibility for the Bee Network lies with Transport for Greater Manchester (TfGM), but the

	Applicant is committed to working with TfGM and other partners to identify and accommodate routes for active travel where possible.
A question around how dog walkers will be considered in terms of plans for new routes and connections (for example with provision of dog waste bins).	While not included as part of the applicant's outline application, the need for such facilities will be considered as part of a future stage of design. As a site where as many people are encouraged to use the outdoor spaces as possible, it is likely spaces will be identified where dogs are either leashed and unleashed and will be reinforced by signage for clarity.
Comment that the Movement Strategy should take account of the recently adopted GMCA Streets for All Strategy in relation to street planning, design and network management.	The movement strategy, and in particular the design of active travel routes and key corridors such as Dantzic St, has taken account of all relevant guidance and best practice, including Manual for Streets and MfS2, and Streets for All. This ensures that active travel is placed at the heart of the street design and planning.
Suggestion that sufficient signage be provided in relation to parking, designated cycle/walking lanes, trails etc.	Where streets are adopted, these will be provided with normal and sufficient signage as per MCC guidelines in terms of parking, bus lanes, cycle lanes, pedestrian crossings and so on. Proposals for legible wayfinding are included as part of the Climate Loop, a pedestrian and cycle route linking all the key parts of Red Bank. Two formats of plaque (simple directional markers and maps with key information) will help users navigate this route. More information can be found in the Design and Access Statement.
A comment stating that all roads through the area must be retained as part of the proposals with no obstructions.	All existing roads through the area will be retained as part of the proposals, which include improvements to existing routes such as Dantzic Street and Dalton Street, as well as the creation of additional access-only neighbourhood streets. The street network of the masterplan offers a rich diversity of street types to support active travel, community life and necessary access and servicing.
Comments highlighting the need for parking provision, particularly resident parking. These include a request for more information needed on the capacity for cars and deliveries on the road and for parking.	As a highly sustainable and accessible location close to the city centre, the emphasis of the movement strategy is around improving the ease and safety of walking and cycling to encourage sustainable and active travel choices. A level of resident car parking provision of around 10% is proposed for Red Bank, provided in several locations across the neighbourhood. Accessible parking for all uses (residential and non-residential) will be provided at or above the relevant local standards. Further information is provided in the Transport Assessment. The strategy for the capacity for cars, deliveries and parking is being developed in consultation with Manchester City Council Highways and Transport for Greater Manchester. The relevant transport assessments and statements will be submitted as part of the planning applications.

Routes, connections and access	
The bridge crossing the River Irk from Roger Street should be improved.	Union Bridge provides an existing crossing from Roger Street to Dantzic Street. This bridge is outside of the application site boundary and is not therefore subject to any works of part of the current planning application.
More information is needed on how active travel routes will be accessible to those with disabilities.	The Climate Loop will be an active travel route that provides a step free active travel route through the proposals, linking the three neighbourhoods, key public spaces and amenities. This is designed to meet the requirements of The Equalities Act and relevant British Standards. The design will also be reviewed by an independent access specialist and MCC's accessibility forum.
Easy access should be provided between the park and the new primary school.	As outlined in the response above, the Climate Loop provides a safe and accessible pedestrian and cycle route linking key public spaces and amenities within the proposals, including the school and the park.
An on-street electric wheelchair charging point should be included in the proposals.	The applicant recognises the importance of facilities like this. This is something that will be considered at the next design stage.
The footbridge route from Collyhurst Road to Manchester Fort (the Lowry steps) should be maintained and improved as a key route for Collyhurst and Miles Platting residents.	The Lowry steps will not be affected by the proposals and this route to Manchester Fort will be maintained. This area is currently outside of the planning boundary so only limited improvement works, predominantly to the boundary treatments, will be delivered as part of this application.
Improve access from Green Quarter and Red Bank area across to Collyhurst Road, including through better active travel routes.	Access from Green Quarter and Red Bank to Collyhurst Road will be improved via two new access points on Red Bank. These link into a network of new routes throughout the development proposals, including an active travel route (the Climate Loop - a pedestrian and cycle route).
Access from Red Bank/Green Quarter to Victoria Train Station.	The Applicant is considering providing a continuous pedestrian route to Victoria station if this is feasible.
A continuous river route from St Catharine's Woods to Heaton Park should be considered. Suggestions for how walking and cycling routes could support connectivity by feeding into onward routes. Respondents highlight the possibility of connections from Red Bank and North Manchester into the city centre, as well as a continuous route alongside the River Irk to Middleton and Heaton Park; also a suggestion that a route following the River Irk could form part of the Manchester Green Trail circuit being developed with Manchester City Council and TfGM.	Within the wider Victoria North vision, improved connectivity between existing and proposed green spaces is a primary design consideration. The new active travel routes provided through the proposals (particularly the Climate Loop), will contribute to and deliver part of these wider connections. The Applicant will continue to engage with stakeholders and partners through the detailed design of these routes.
Active travel	
Support for measures to prioritise and encourage active travel, including support for creating new pedestrian and cycle routes.	Support for this area of the proposals has been noted by the Applicant.
Comments calling for safe pedestrian routes through the area to be prioritised, including more specific suggestions such as regular	The proposed lighting strategy highlights the need for lighting provision on key routes and public spaces. Pedestrian routes have been designed so

pedestrian crossings along roads and railway or tram lines. Respondents also highlighted that pedestrian routes passing under bridges in the area were currently seen as unsafe.	that they are well lit and overlooked, so a good degree of passive surveillance will be noticeable across the site. The lower floors to buildings are on the whole active and will also provide a certain amount of light spill to illuminate the outdoor spaces. The density of the scheme, along with its high quality and safe lighting scheme, will encourage users to actively use routes at all times of the day and night, which provides a safe environment for others in doing so. Where there are vulnerable areas identified, these will be responded to in detail of the design by a lighting designer/others and will be scrutinised by Secured By Design in order to achieve a safe environment. Three new pedestrian crossing points are proposed along Dantzic Street, although existing tram and rail crossings fall outside of the application area.
Comments and suggestions around the specifications for walking and cycling paths. This included a comment stating that high quality, LTN 1/20 compliant active travel infrastructure is needed for a scheme of this size near the city centre, and another stating that cycle and footpaths should be completely separated from the roads.	Responsibility for the Bee Network lies with Transport for Greater Manchester (TfGM), but the Applicant is committed to working with TfGM and other partners to identify and accommodate routes for active travel where possible.
Suggestions for supporting infrastructure to encourage active travel, including cycle parking facilities and extending public cycle hire to the area.	Active travel routes within the site, in particular on Dantzic St, are designed to accord with LTN1/20 principles, to encourage use by as many residents as possible. This includes segregated routes wherever practical. Cycle parking is provided in accordance with relevant local standards both for residents and visitors. There is the potential to extend cycle hire schemes to encompass the area, this will be discussed further with the operators of schemes at a time closer to the development opening.
Comments suggesting that car usage should be limited as far as possible in the new Red Bank neighbourhood, with some respondents stating that active travel and/or public transport should be prioritised instead.	As a highly sustainable and accessible location close to the city centre, the emphasis of the movement strategy is around improving the ease and safety of walking and cycling to encourage sustainable and active travel choices. The Masterplan has been designed to keep vehicles to a limited number of streets and generally kept away from active travel routes. This approach is reflected in the Climate Loop, a network of safe, inviting and pedestrian-friendly open spaces, along with other measures to encourage active travel. Public transport accessibility will also be improved as part of the proposals, and the design approach of the 15-minute-neighbourhood aims to reduce the need to drive to shop or work.
Construction	
Concern about noise levels affecting local residents during construction.	While not included at this stage as part of an outline application, a Construction Management Plan will be developed at a later stage to minimise disruption for nearby residents and businesses to a minimum. This will include working hours being

	restricted and other measures to reduce the impacts of noise and disruption. A Construction and Environmental Management Plan (CEMP) included as part of the Detailed Application for Plots NT02 – NT04 (Application 5) details how the potential impacts of development on these plots will be mitigated.
Consultation and timescales	
Comment questioning whether there would be a chance to comment on more detailed plans before submission (in response to an earlier stage of consultation).	Between October 2021 and March 2023, the Applicant has carried out four phases of consultation with the local community, outlining proposals for the regeneration of Red Bank as they emerge. At each stage, information has been provided about the timescales for consultation and the planning process. The consultation process is outlined in the Statement of Community Involvement and the information presented at each stage of consultation can be accessed on the consultation hub website, at: www.redbank-regeneration.co.uk. The Applicant is committed to continued engagement with the local community throughout the planning process and during construction.
A request for information about the timescales and planning process for the project from a respondent expressing an interest in seeing the detailed planning application, the feedback received during the consultation and information around the likely timescales for the decision-making process.	
Comment underlining the importance of continued engagement with the community and clear lines of engagement with local residents.	
Detailed application (Plots NT02 – NT04)	
Support for the early-stage design proposals NT02 – 04 (presented at Phase Three Consultation), including a comment that the proposed height and scale of development is appropriate for the site location on the fringe of the city centre.	This support has been noted by the Applicant.
Negative comments on the emerging design proposals for NT02 - 04, including comments that the buildings shown in the plans appear 'ugly' or suggesting that building designs and architectural styles should be more varied throughout New Town to improve the overall attractiveness and character of the area.	The proposals include a range of approaches to building design and façade materials which help establish a unique character. This is helped by the complementary approaches of two design teams. Further information on the approach to the design of these plots was provided as part of the material presented at the final stage of consultation.
Comments expressing support for the more detailed proposals presented at the final stage of consultation. Particular aspects of the proposals cited positively include: the inclusion of affordable housing; improvements to Dalton Street and Dantzic Street, including safer pedestrian routes; the incorporation of sustainable urban drainage systems (SuDS) into design principles; and the application of strong sustainability principles.	This support has been noted by the Applicant.
A comment expressing support for the more detailed design proposals, citing a number of positive aspects, including the 'seamless' transition from Victoria Riverside and the variation in materials helped by two architects being involved.	This support has been noted by the Applicant.

A suggestion that balconies within the courtyard should be included as part of the proposals.	Balconies facing into courtyards are proposed for the midrise blocks of plots NT03 and NT04, with some inset balconies are also proposed in the lower levels of the NT04 towers.
Suggestion that Dantzic Street be filtered to prevent rat running.	As the primary thoroughfare in New Town and a key arterial route linking the Red Bank neighbourhood to the city centre, Dantzic Street would be improved to create a better environment for pedestrians and cyclists, while still retaining two-way vehicular access. The proposals in the detailed application involve improvement works to Dantzic Street to create a bustling high street and multi-modal corridor, with diverse planting, new cycle lanes and footpaths, animated by the vibrant commercial uses.
Comments suggesting that a higher level of parking provision should be included as part of the proposals, including a comment that streets with gardens and parking spaces should be provided.	10% parking provision is proposed for the residents of NT02-04 through a mixture of on-plot provision and a centralised car park provided as part of the wider masterplan proposals. Additional on-street parking spaces will be provided for visitors of the neighbourhood including accessible bays. As a highly sustainable and accessible location close to the city centre, the emphasis of the movement strategy is around improving the ease and safety of walking and cycling to encourage sustainable and active travel choices. This is consistent with the SRF, which envisions New Town as an extension of the city centre, highlighting the opportunity for accessible, high-density apartment-led developments. A level of car parking provision of 10% is proposed for Red Bank, provided in several locations across the neighbourhood.
Comments expressing an interest in – or requesting further engagement on - sustainable drainage solutions, as well as the linkage between these plot developments and the River Irk and new City River Park.	Both the outline planning application and the detailed planning application (for NT02 – NT04) are supported by comprehensive flood risk assessments developed in consultation with statutory consultees. The Applicant will continue to engage with the relevant stakeholders through the design process. Proposed improvements to the River Irk and the proposals for the City River Park are being brought forward by Manchester City Council under separate planning applications (see Section 1.1, above) and the Council will lead further engagement on these proposals.

9. Influence of Consultation on the Proposals

The extensive consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2021) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

Feedback from the pre-application consultation has been considered by the Applicant on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals. The multi-phase approach to consultation ensured that feedback was received at a time when it could meaningfully contribute to the direction of several key elements of the project.

At each phase of consultation, a combination of closed and open questions allowed respondents to register their support or opposition for the proposals presented and comment further to provide feedback. Across all phases of consultation, feedback was generally positive, with overwhelming support for the proposals in responses to closed questions. Those who commented further noted their support for particular areas of the proposals, including the delivery of new homes, provision for community amenities and infrastructure to support the new neighbourhoods, new walking and cycling routes, open green space and high quality public realm.

As set out in chapter 12 above, respondents also put forward a range of comments, concerns and suggestions in feedback which the Applicant has considered in developing the proposals presented as part of both applications.

10. Appendices

Appendix 1: Summary of Phase One and Phase Two Consultations

As outlined under **Section 2.2**, the first two stages of consultation were undertaken jointly with Manchester City Council and feedback was considered as part of the MCC Application for HIF Infrastructure Works (Application 2) and a summary of both phases was also provided as part of the SCI for that application.

10.1 Overview of Phase One Consultation

This first phase of consultation was open from Thursday 21st October until Thursday 4th November 2021. The consultation introduced the vision for the Red Bank Neighbourhood and the consultation process ahead, gathering initial feedback to guide the design of St Catherine's Wood at the heart of the new neighbourhood.

The consultation introduced the project in the context of the wider vision for Victoria North, as well as outlining the movement strategy, the vision for public spaces and placemaking and proposals for restoring the River Irk.

Timescales for future consultation were outlined. Consultees were encouraged to submit feedback to help shape the proposals at this early stage, and to sign up for future updates.

10.2 Publicising the Phase One Community Consultation

10.2.1 Consultation Leaflet

Consultation leaflets were distributed on Wednesday 13th October 2021 to all residential and business properties located within the agreed distribution area, as set out in **Section 3.1.3**, and shown in **Figure 4**.

The Phase One consultation leaflet introduced the vision and opportunity for the regeneration of Red Bank, including the red Bank Neighbourhood and the City River Park. It outlined the timescales for key planning milestones and future engagement.

The leaflet also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included a dedicated email address and Freephone information line.

A copy of the consultation leaflet for Phase One is provided as **Appendix 2**.

10.2.2 Consultation Poster

The local independent venue where drop-in events were hosted, agreed to display a poster publicising the consultation and the events in advance. A copy of the consultation poster can be found in **Appendix 3**.

10.2.3 Media Coverage

A press release was issued on Thursday 14th October 2021 by Far East Consortium and was included on their website.

10.2.4 Print / Online Media

The press release issued by Manchester City Council was picked up by several news outlets who then issued their own articles, including:

- **Place North West**, "Next stage of Manchester's £4bn Victoria North moves forward", 14 October 2021.
- **UK Construction Online**, "Public consultation opens for Red Bank scheme as part of ambitious Victoria North Plans", 15 October 2021.
- **Business Desk**, "Public consultation opens for Red Bank scheme – part of ambitious Victoria North plans", 14 October 2021.
- **Planning Resource**, "Plans Revealed for 5,500-HOME Manchester Regeneration Scheme", 1 November 2021.
- **Manchester Evening News**, "First glimpse of brand new neighbourhood and river park behind Victoria Station", 22 November 2021.

10.2.5 Social Media

The consultation process was also promoted on social media by Manchester City Council's Neighbourhood team accounts and by Far East Consortium.

10.2.6 Stakeholder notification email

An email was sent to key non-statutory stakeholders on 15 October 2021 to notify them of the launch of the first phase of consultation and invite them to provide feedback. It also provided information about the two drop-in sessions being held as part of the consultation.

10.2.7 Ward Councillor engagement

On 27 September 2021, an introductory meeting was held with Cheetham members to introduce the overall vision for Red Bank and the consultation process.

A similar meeting with meeting with Piccadilly members was held on 29 September 2021.

An email providing notice of the consultation was sent to ward councillors representing Cheetham, Piccadilly, Miles Platting and Harpurhey wards on 14 October 2021 (in advance of the consultation launch). The email provided details of the consultation process, including the timescales and the drop-in events.

10.2.8 Consultation website

The consultation information went live on the Red Bank regeneration website at the start of the consultation period. The website (www.redbank-regeneration.co.uk) introduced the vision for the Red Bank neighbourhood and the consultation process, as well as presenting early-stage ideas for St. Catherine's Wood. On the day of the consultation event, the website was updated to include a link to download the consultation boards and an online feedback form, which was available for people to complete until 4th November 2021.

Throughout the consultation period, the website received a total of 419 views from 376 unique users.

10.3 Phase One Consultation Events

10.3.1 Events Overview

Drop-in events were held at GRUB (50 Red Bank, Manchester M4 4HF), a popular independent venue in the Red Bank area that is accessible for the local community. Two events were held at different times of day, allowing people to attend at a time that suited them.

The timing of the two events was as follows:

- **Thursday 21 October 2021**, 3pm until 7pm
- **Friday 22 October 2021**, 1:30pm until 5pm

Information about the proposals was on display at these drop-in events. This included:

- The project timeline which set out the anticipated timescales for the project, including key planning milestones and future consultation
- The vision for the Red Bank Neighbourhood and the City River Park
- HIF funding and the scope of enabling works
- Routes, movement and connectivity
- Initial ideas and proposals for placemaking and activation
- Proposals for restoring the River Irk

Throughout these events, the Applicant and members of the Project Team were on hand to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 4**.

Hard copies of the consultation questionnaire were available at both events, as well as details of how to respond using the online feedback form. Visitors were encouraged to respond to the consultation and provided with seating

and a pen if they preferred to complete the paper form at the event. The consultation questionnaire is provided as **Appendix 5**.



Figure 8: Photographs from the Phase One consultation drop-in events at GRUB

10.3.2 Event Attendees

Overall, across the two events, 59 people attended. These events provided the opportunity for attendees to talk to the project team and ask questions. Attendees were also encouraged to provide feedback through the consultation questionnaire – either online or by completing a paper copy of the form at the event.

Table 6: Attendance at the Phase One drop-in events

Venue	Date	Number of Attendees
GRUB	Thursday 21 st October, 2021	33
GRUB	Friday 22 nd October, 2021	26
Total		59

10.4 Methods for Receiving Feedback

10.4.1 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was on all consultation materials including the consultation postcard and posters.

10.4.2 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was used for people to submit feedback and ask any questions to the Project Team. The email address was published on all consultation postcards and posters.

10.4.3 Feedback Questionnaire

The Applicant invited feedback on the proposals via a feedback questionnaire. An online version of the questionnaire was accessible from the consultation website, which was signposted on the leaflet distributed to local residents and businesses, as well as the emails sent to local stakeholders. A QR code on one of the boards displayed at the consultation events helped attendees access the questionnaire, but it was also available in hard-copy format. A copy of the feedback questionnaire can be found in **Appendix 5**.

10.5 Summary of Consultation Responses

Throughout this phase of consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

1. The Freephone information line (08081 699 993).
2. The project email address (info@redbank-regeneration.co.uk).
3. The feedback questionnaire hosted online and provided at the consultation events (with the online questionnaire accessible from the consultation website: www.redbank-regeneration.co.uk).

In total, 20 written responses to the Phase One consultation were received. These are categorised in **Table 7** depending on the channels through which the feedback was given.

Table 7: Number of responses received through each of the consultation channels at Phase One

Consultation Responses Received	Total
Freephone information line	0
Project email address	4
Feedback questionnaire hosted online	13
Feedback questionnaire at consultation events	3
Total	20

The pdf version of the consultation questionnaire is provided as **Appendix 5**. The feedback received through the activity sheets is set out by topic following the structure of the questionnaire in **Section 5.2** below.

10.6 Summary of Feedback Received

The consultation questionnaire featured a combination of closed (multiple choice) and open text questions asking for feedback on impressions and use of the area currently, as well as what they would like to see in terms of green space and park features, as well as connections.

The summary below mainly applies to feedback via the survey form (online or offline) – especially where numbers are cited in relation feedback to closed questions.

The section at the end (Other Comments) summarises feedback from email responses as well as responses to the last question on the survey form (“Is there anything else you’d like to tell us?”).

10.6.1 Who responded to the consultation?

Most respondents were individuals who identified as local residents.

There was one official response on behalf of an organisation (Friends of St Catherine’s Wood) and one respondent who completed a paper response form noted they owned a local business (Sheila Bird Studios).

How would you describe your interest in Red Bank?

Option	
I’m a local resident	12
I visit the area regularly	3
I work in the local area	1
I own a business in the area	1
I am part of a local interest group	1

The fact that most respondents were local residents is supported by the postcode data, which shows mostly Cheetham postcode districts (the highest number from M4 4 - postcodes).

10 of the 16 people who responded attended one of the consultation events (mostly the Thursday event – 8 people).

10.6.2 Impressions of the area currently

If you live or work in Red Bank, or know the area well, what do you like most about the area currently?

Attributes mentioned in these responses included:

- The variety of small, independent businesses, including bars and restaurants
- Proximity to the city centre
- Proximity to some open spaces and recreational areas
- Industrial heritage
- Sense of being a 'real' area, not yet 'sanitised' like some other areas

What are the main issues and challenges the area faces currently?

Issues and challenges highlighted in responses to this question included:

- Poorly lit (dark at night) and feels unsafe
- Industrial quiet areas and not much life currently
- Lack of affordable homes and properties to rent
- Poor quality roads, rat running and speeding
- Lack of pleasant, accessible green space nearby
- Poorly maintained public areas – overgrown vegetation, litter and derelict land

10.6.3 St Catherine's Wood and the City River Park

How often do you use St Catherine's Wood?

Responses to this question were mixed, with the highest those responding to this question saying they did not use St Catherine's Wood or used it only occasionally.

Option	
I don't use it, but I'm aware of it	6
I use it occasionally (a visit every month or two)	4
I've never heard of St Catherine's Wood	3
I use it regularly (once a week or more)	2
I use it rarely (a visit once or twice a year)	1

Feel free to add any additional comments to explain your previous answer.

Those who elaborated on their response noted:

- They were not aware of the wood or how to enter it
- They didn't feel safe entering
- They did not find it inviting, noting problems with litter and needles for example
- They use it occasionally for exercise but would like it to be improved

How would you want to use St Catherine's Wood and the surrounding area? What role do you think it should play in the neighbourhood?

The highest number of people responding to this question saw the potential of St Catherine's Wood as a place for exercise and as a place to sit and enjoy nature.

Option	
A destination for exercise (walking, jogging, cycling etc.)	9
A place to sit and enjoy nature	9
A place to meet friends and socialise	3
A place to walk the dog	2

As a route to get to other places	2
A place for children to play	1

**What features and activities would you like to see in St Catherine's Wood and the surrounding area?
(Choose as many as you like)**

There was fairly broad support for all of these options, with most support for nature trail, cycle trails and seating. Children's play spaces and small kiosks saw less support relatively.

Option	
Nature trails	14
Cycle routes	13
Seating	12
Viewpoints over the city	11
Art and installations	11
Community gardens	10
Performance areas	9
Children's play spaces	6
Small kiosks	6

There was only one suggestion for additional elements: information boards.

10.6.4 The River Irk

Which parts of our vision for the River Irk would you support?

There was fairly broad support for each of the measures listed, with most support for restoring and re-naturalising the river and naturalising the river edge.

Option	
Restoring and re-naturalising the river – improving biodiversity and habitats and keeping invasive species under control	12
Naturalising the edge of the river, with terraces to allow people to get closer to the water	11
Comprehensive flood resilience measures to safeguard new and existing homes	9
Introducing trout and other species	8

Feel free to add any additional comments to explain your previous answer

Those who commented further mostly emphasised their support for particular measures – particularly restoring the river and making it accessible by naturalising the river edge. Some noted the issues currently affecting the river, including dumping and poor water quality. Others suggested:

- Improving and maintaining the health of the river should be the central part of the proposals and reflected in a long-term goal
- Biodiversity improvements and control of invasive species in young woodland

10.6.5 Movement and Connections

Most of those who responded move through the area on a regular basis (the highest number saying that they do so daily).

How often do you currently move through the Red Bank area?

Option	
Daily	8

Regularly	5
Hardly Ever	2
Occasionally	1

The main reason given for moving through the area was exercise, followed by social activities in the area and accessing the city centre.

What are your reasons for moving through the area?

Option	
Exercise	7
Social activities in the area	4
Accessing the city centre	4
Commuting to work	2
Visiting family or friends	1
Other	2

What issues do you currently experience moving across the Red Bank area?

Issues highlighted included:

- Lack of lighting and inaccessibility making the area feel unsafe at night
- Litter and dumping, sometimes affecting access
- Lack of permeability, with poor pedestrian and cycle route provision and
- Poor cross-river connectivity
- Poor quality roads and pavements, as well as issues with speeding and on-street parking

The 'Movement and Connectivity board highlights a number of opportunities we've identified for routes through the area. Which of these do you agree are important?

Among the options listed for this question, there was most support for new and enhanced cross valley links, including new bridges over the river.

Option	
New and enhanced cross valley links, including new bridges over the river	11
Meandering/exploratory pedestrian routes	4
Interesting and dramatic routes that respond to the existing topography	4
New lighting to improve the safety of key routes at all times	4
Primary pedestrian routes	3
Active travel routes	2

Are there any particular routes or connections you would like to see improved or created?

Suggestions for new or improved routes included:

- a continuous route along the river to access the city from north of Collyhurst
- a continuous river route from St Catharine's Woods to Heaton Park
- Access via Green Quarter and Red Bank area across to Collyhurst Road, including better active travel routes
- Access from Red Bank/Green Quarter to Victoria Train Station
- Improving the footbridge route from Collyhurst Road to the Fort (the Lowry steps) – key route for Collyhurst and Miles Platting residents
- Improving the bridge crossing Irk from Roger Street
- Access to St Catherine's Wood from Roger Street

10.6.6 Other comments

The last question on the consultation questionnaire asked for any other comments or suggestions in relation to the project. In open text responses to this question and feedback submitted by email, respondents raised a number of issues, including concerns and suggestions.

Positive comments

There were a number of very positive comments on the project, reiterating support for improving the area and appreciation for being able to comment on proposals.

"Your ideas look amazing. The sooner it can be completed the better. It will be a fabulous addition to the city."

Other comments and suggestions included:

- Need to consider community facilities/amenities, e.g. a GP, dentist and nurseries. Suggestions for a library and a school
- The area needs a unique identity ('not another Ancoats')
- The area should incorporate places to have gigs, festivals etc as well as bars and restaurants to attraction visitors
- Make use of the land while it's not used – e.g. a sculpture park, give people a reason to walk around. Invite artists ("Red Bank studios"!)
- Need to consider parking

Concerns

St Catherine's Wood

One respondent objected to loss of trees from St Catherine's Wood, expressing concern that the area would be landscaped to provide a "leisure utility" for local residents. They emphasised the intrinsic value of woodland as well as its value in providing habitats for a number of species, including deer.

Another noted that while they appreciated the plans to increase the useable size of St Catherine's Wood, they were keen to ensure that active travel routes through the wood minimise impact on its natural form.

Construction noise

One respondent questioned what plans there were to reduce noise levels during construction.

Another said that they lived opposite the Green Bank viaduct and asked for more information on what was planned, noting concern about noise at night, light and access from new buildings on the car park.

Sustainability

One respondent suggested that the language of a "low carbon neighbourhood" should be qualified with figures. They suggested adopting targets for individual plots, citing the Manchester Climate Change Partnership's Roadmap to Net Zero Carbon - Report and noting the report has been endorsed by MCC.

Other issues raised

One respondent expressed concern about the height of new residential development, asking if there would be a chance to comment on more detailed plans before submission.

They also questioned the figure for 5 hectares of improved green space, asking if this was less than the amount of green space the Red Bank currently contains.

10.7 Overview of Phase Two Consultation

Following on from the initial phase of consultation in October 2021, a further phase of consultation was undertaken in December 2021 presenting further information on the updated plans for the Red Bank neighbourhood, as well as detailed park design and other aspects of the masterplan.

10.8 Publicising Phase Two Community Consultation

10.8.1 Consultation Postcard

A designed A5 postcard with details of the consultation process was distributed to local residents and businesses. The postcard provided details of the consultation process and the two drop-in information events taking place during the consultation process, as well as the stall at the Red Bank Festive Trail.

The postcard also provided details of the communication channels for people to find out more about the proposals and provide feedback. These included the consultation web page, as well as a dedicated email address and Freephone information line.

The consultation postcard was distributed to residential and commercial addresses within the same distribution area as at the first stage of consultation (as set out in **Section 3.1.3** and shown in **Figure 4**) on Wednesday 1st December 2021.

A copy of the consultation postcard for Phase Two is provided as **Appendix 6**.

10.8.2 Media Coverage

A press release was issued on Monday 6th December 2021 by Manchester City Council and was included on their website.

10.8.3 Print / Online Media

The press release issued by Far East Consortium was picked up by several news outlets who then issued their own articles, including:

- **Business Live**, “Sustainable regeneration’ plans to create 5,500 Victoria North homes outlined”, 6 December 2021.
- **About Manchester**, “FEC unveils ‘Wild Urbanism’ concept for Red Bank regeneration”, 6 December 2021.
- **The Manc**, “Plans for a new ‘Wild Urbanism’ regeneration concept at Red Bank have been unveiled”, 6 December 2021.
- **Insider Media**, “FEC unveils sustainable regeneration vision”, 7 December 2021.
- **The Business Desk**, “Developer unveils ‘Wild Urbanism’ concept for Red Bank regeneration”, 6 December 2021.
- **Place North West**, “FEC adds detail to Red Bank vision”, 6 December 2021.

10.8.4 Social Media

Information about the consultation process was also posted on social media by Manchester City Council’s Neighbourhood team accounts and by Far East Consortium.

10.8.5 Consultation Website

The consultation information went live on the Red Bank regeneration website at the start of the consultation period. The website (www.redbank-regeneration.co.uk) provided up-to-date information on the overarching plan for the Red Bank neighbourhood, with an introduction to ideas around the location and density of new homes, community facilities and public spaces and more detailed information on the ideas for St. Catherine’s Wood.

On the day of the consultation event, the website was updated to include a link to download the consultation boards and an online feedback form, which was available for people to complete until 7 January 2021.

Throughout the consultation period, the website received a total of 757 views from 707 unique users.

10.8.6 Stakeholder notification email

An email was sent to key non-statutory stakeholders on 6 December 2021 to notify them of the consultation and invite them to provide feedback. It also provided information about the two drop-in sessions being held as part of the second phase of consultation.

10.8.7 Ward Councillor engagement

On 25 November 2021 (between the first and second phase of consultation), update emails were sent to Cheetham, Piccadilly, Miles Platting and Harpurhey members to inform them about the submission of the EIA Scoping Report for the main HIF planning application.

On 29 November 2021, a meeting was held with Piccadilly Members to update these representatives on the Red Bank vision and the consultation process.

An email providing notice of the consultation was sent to local ward councillors representing Cheetham, Piccadilly, Miles Platting and Harpurhey wards on 6 December 2021 (the day of the consultation launch). The email provided details of the consultation process and offered a meeting to discuss the proposals in more detail.

10.8.8 Subscriber Email

An email publicising the consultation was sent to recipients subscribed to receive updates during the consultation period on 6 December 2021 informing them of the launch of the consultation and providing details about the in-person drop-in events.

10.9 Phase Two Consultation events

6.3.1 Consultation drop-in events

During the second phase of consultation, two in-person drop-in sessions were held on separate days. The two events were held at different venues and at different times of day, allowing people to attend at a time and location that suited them.

As at the first stage of consultation, one of these events was held at GRUB, a popular independent venue in the Red Bank area that is accessible for the local community. The second event was held at Abbott Community Primary School, a venue more accessible to the community to the south and east of the site.

The timing of the two events was as follows:

- **Wednesday 8 December 2021**, 3pm until 7pm, at GRUB (50 Red Bank, Manchester M4 4HF)
- **Thursday 9 December 2021**, 4pm until 7.30pm at Abbott Community Primary School (Livesey St, Collyhurst, M40 7PR)



Figure 6: Photograph from the Phase Two consultation drop-in event at GRUB.



Figure 7: Photographs from the Phase Two consultation drop-in event at Abbott Community Primary School.

Information about the proposals was on display at these drop-in events.

The Applicant and members of the Project Team were present at both of these drop-in events to talk people through the proposals and answer any questions. The event displays are provided as **Appendix 7**.

Hard copies of the consultation questionnaire were available at both events, as well as details of how to respond using the online feedback form. Visitors were encouraged to respond to the consultation and provided with seating and a pen if they preferred to complete the paper form at the event. The consultation feedback form is provided as **Appendix 8**.

10.9.1 Festive Trail event stall

In addition to these drop-in events, information about the project and the consultation was provided at a stall in the outdoor area of GRUB as part of the Red Bank Festive Trail on Saturday 4 December. This was a collaborative event involving some of the area's independent businesses, showcasing their venues with festive stalls.

The event was attended by the Applicant and other representatives of the project team. Though part of a bigger public event organised independently, details of the event were included on the postcard distributed to local residents, offering a further option for anyone who wanted to talk to the team and find out more.



Figure 8: Photograph of the stall at GRUB for the Red Bank Festive Trail.

10.9.2 Event Attendees

Overall, across the two events, 39 people attended. These events provided the opportunity for attendees to talk to the project team and ask questions. Attendees were also encouraged to provide feedback through the consultation questionnaire – either online or by completing a paper copy of the form at the event.

Table 8: Attendance at the Phase Two consultation drop-in events

Venue	Date	Number of Attendees
GRUB	8 December 2021	23
Abbott Community Primary School	9 December 2021	16
Total		39

10.10 Methods for Receiving Feedback

10.10.1 Freephone Information Line

A dedicated information line (08081 699 993) was utilised for the multi-phase consultation. This line was in operation from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. The Freephone information line number was published on the consultation postcard distributed to local residents and businesses.

10.10.2 Email

A dedicated project email address (info@redbank-regeneration.co.uk) was already set up for people to submit feedback and ask any questions to the project team. The email address was published on the consultation postcard distributed to local residents and businesses.

10.10.3 Feedback Questionnaire

The Applicant invited feedback on the proposals via an online feedback form that was accessible from the consultation website and by using a QR code at drop-in events. Paper copies of the feedback form were also available to be completed at events for those who preferred to respond in this format. A copy of the Phase Two feedback form can be found in **Appendix 8**.

10.11 Summary of Consultation Responses

Throughout this phase of consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

1. The Freephone information line (08081 699 993).
2. The project email address (info@redbank-regeneration.co.uk).
3. The feedback form or consultation questionnaire, accessible from the consultation website (www.redbank-regeneration.co.uk)

A total of 35 responses were received during this phase of consultation. **Table 8** below shows the channels through which the feedback was received.

Table 9: Number of responses received through each of the consultation channels at Phase Two

Consultation Responses Received	Total
Freephone information line	0
Project email address	5
Online feedback form	18
Paper feedback forms completed at events	12
Total	35

The feedback questionnaire for this second phase of consultation used a combination of open and closed questions to obtain feedback on a number of key areas:

- The vision for the Red Bank Neighbourhood
- Movement and Connectivity
- Active frontages and non-residential usages, including the Applicant's proposal to provide a new primary school
- Updated proposal for the park at the centre of the new neighbourhood

The feedback received is set out by topic in **Section 7.2**.

10.12 Summary of Feedback Received

The section below sets out by topic the broad opinions and comments raised about the different topics.

The summary below mainly applies mainly to feedback via the survey form (online or offline) – especially where numbers are given for multiple choice options.

The section at the end (Other Comments) summarises feedback from email responses as well as responses to the last question on the survey form ("Do you have any other comments or suggestions not covered by the other survey questions?").

Aside from the postcode field, all questions on the response form were optional, which accounts for any difference in the total number who responded to a given question.

10.12.1 Who responded to the consultation?

How would you describe your interest in Red Bank?

In response to this question, most respondents identified themselves as local residents. (Note that people could select more than one option).

Option	
I'm a local resident	20
I visit the area regularly	8
I work in the local area	6
I own a business in the area	1
I am part of a local interest group	7

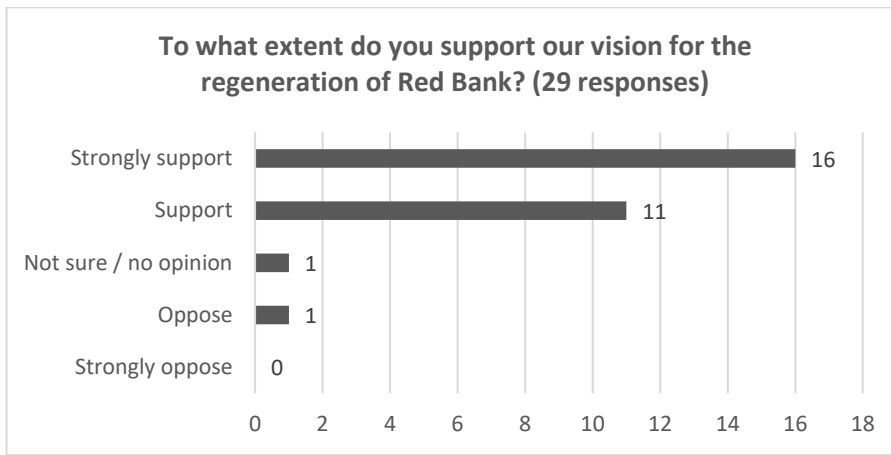
(A total of 29 people responded to this question).

Among feedback submitted by email, more detailed comments were received from three local stakeholders: Friends of St Catherine's Wood, Transport for Greater Manchester and Graham Stringer MP.

10.12.2 Our Vision for Red Bank

To what extent do you support our vision for the regeneration of Red Bank?

The response to this question was overwhelmingly positive, with 27 out of the 29 respondents stating that they either support or strongly support the vision.



Do you have any other comments on our vision for Red Bank?

Among those who elaborated on their response, some simply commented to express their support. Other issues raised included:

- The need to protect local businesses.
- Concern over the construction of high-rise buildings.
- Ensure that the natural environment is protected.
- Include facilities for those with disabilities within the community.
- Questions regarding the provision of services for the wider community.

10.12.3 Movement and Connectivity

As part of our movement strategy across the Red Bank area, do you support the principles of prioritising of walking and cycling, including providing widened footpaths and segregated cycleways along key routes?

The response to this question was unequivocal, with all those who responded expressing support for the principles.

Option	
Yes	30
No	0
Not sure / no opinion	0

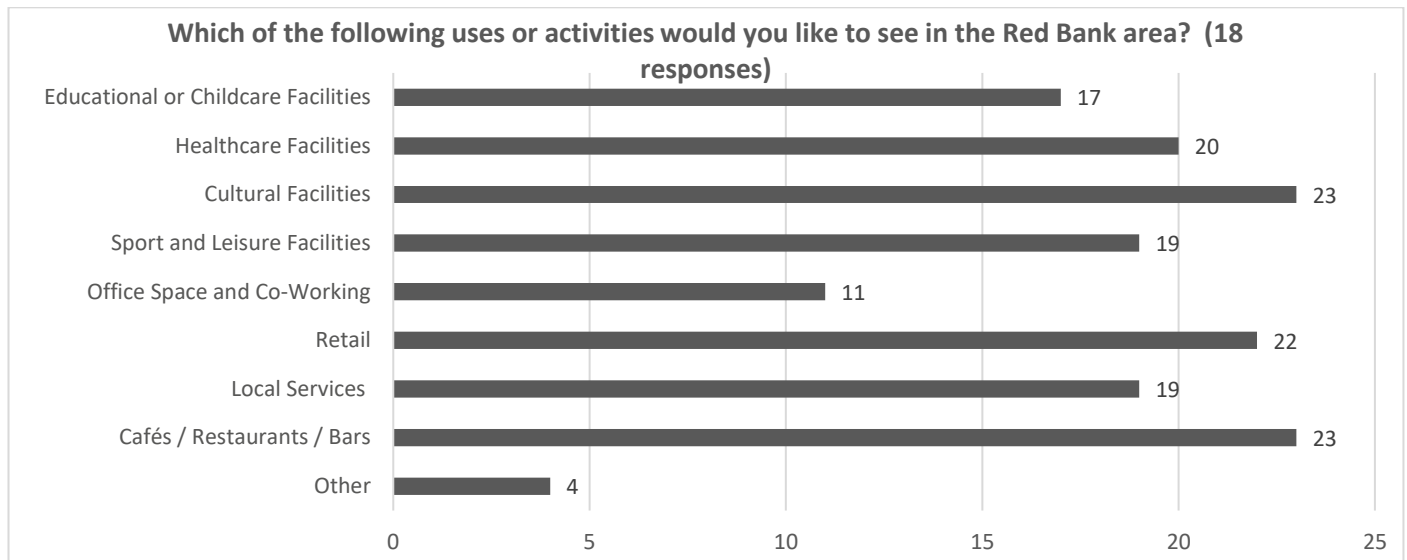
Do you have any other comments or suggestions in relation to our movement strategy?

Comments from those who elaborated on their response included:

- Support for the prioritisation of active transport
- Suggested the inclusion of 'bee network bikes' as a part of the strategy
- Interest in the policy for dog-walkers (particularly with regards to 'dog mess')
- Ensure the provision of sufficient signage in relation to parking, designated cycle/walking lanes, trails etc.
- Ensure that the Metrolink is accessible
- The need for further information on how the active travel would be inclusive to those with disabilities

10.12.4 Facilities for a Thriving Community

Which of the following uses or activities would you like to see in the Red Bank area? (select as many as you like).



There was fairly broad support for the majority of uses and activities listed in the questionnaire. The only exception was office space and co-working, with only just over a third of participants supporting their inclusion in the plans for the regeneration of Red Bank.

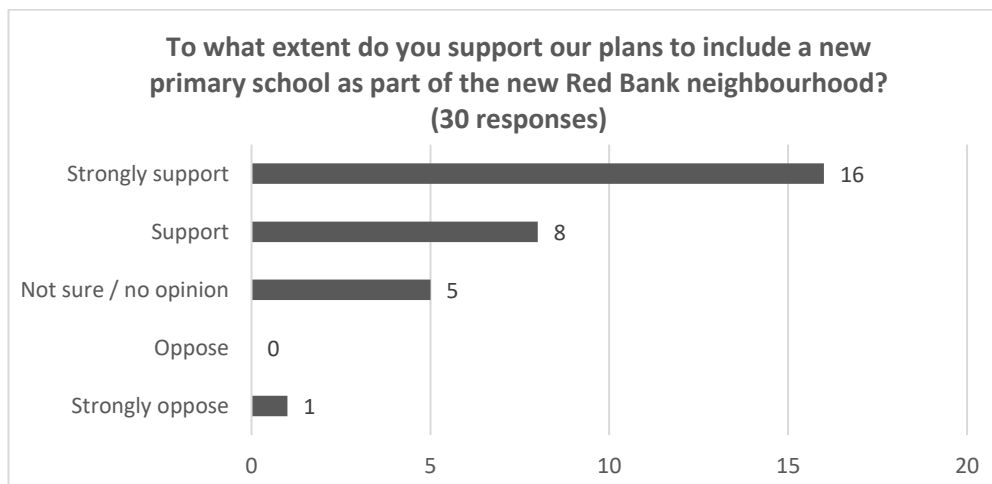
Please use this space to tell us any other suggestions not covered above or expand on the options you have selected above.

Suggestions from those who commented further included:

- Emulate the success of the Northern Quarter by including museums, art galleries, market stalls etc. in the plans for the project.
- Offer workshops to support the long-term employment of local residents.

To what extent do you support our plans to include a new primary school as part of the new Red Bank neighbourhood?

Respondents were generally supportive of the inclusion of a new primary school.



Do you have any comments about our proposal to provide a new primary school?

Those who elaborated on their response expressed the following:

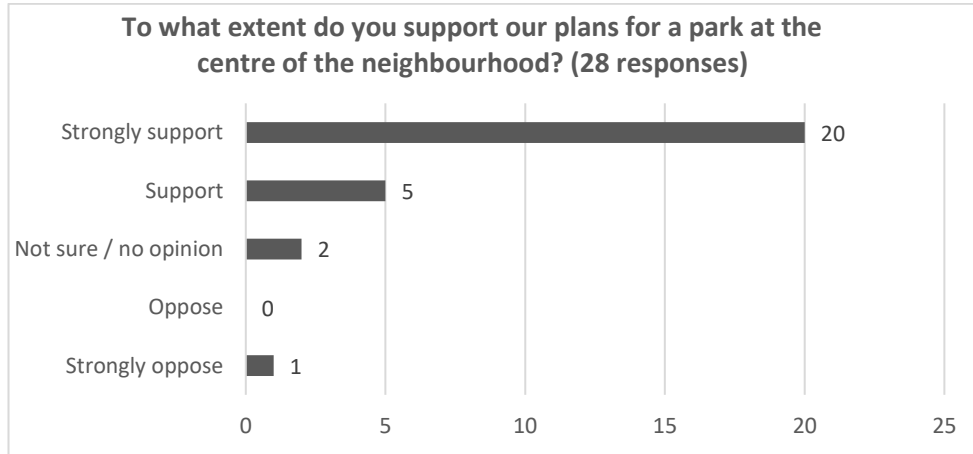
- Support for the plans, particularly as it will relieve pressure on the other primary schools in the area
- Concern over road safety in the surrounding area.
- Concern over homelessness in the area.

- Concern over drug use in the area (as evidenced by the open needles in the park)

10.12.5 The Park at the Centre of the Neighbourhood

To what extent do you support our plans for a park at the centre of the neighbourhood?

The majority of participants strongly supported the plans.



Do you have any comments or suggestions on our detailed proposals for the park?

Suggestions included:

- Ensure the character of St Catherine's woods' is retained.
- Ensure easy access between the park and the new primary school.
- Ample signage around the park.
- Include cycle and walking routes throughout the park.
- A play area for children.
- Further information in relation to the management and upkeep of the park.
- Further information on how the roe deer, who currently reside in the park, will be protected.

10.12.6 Other Comments

In open text responses to the last question on the response form and feedback submitted by email, many participants were keen to express their support and enthusiasm for the project.

Other comments and suggestions raised in this feedback included:

- Concerns over whether or how the heritage and history of the Red Bank area will be preserved or integrated into the proposal.
- It was frequently suggested that the plans should include pedestrian and cycling routes.
- The inclusion of an on-street electric wheelchair charging point.
- The retention of the industrial character of the area.
- Address the homelessness issue in the area.
- Ensure that the plans offer facilities and spaces that are accessible for everyone, including young children and those with disabilities.
- Questions regarding whether or not the aqueduct will be part of the regeneration project.

10.12.7 Key stakeholder and organisation responses

Three responses received by email at this stage contained more detailed feedback from stakeholder groups. Where these requested more information on specific areas of the proposal, the Applicant has provided this information as far as possible.

Appendix 2: Phase One Consultation Leaflet

OUR CONSULTATION TIMELINE

Due to the complexity of the regeneration proposals at Red Bank, a series of planning applications are proposed to set out the infrastructure, park and residential ambitions for the neighbourhood.

Over the next few months, you will have the opportunity to provide your views and influence the plans at several different stages:

October 2021:
Introducing the vision for the Red Bank neighbourhood and the consultation process ahead.
Gathering initial feedback to guide the design of St Catherine's Wood at the heart of the new neighbourhood.
Submission of an enabling works planning application to secure safe access to the site and ensure future infrastructure works can be delivered as early as possible.

Late Autumn 2021:
Public consultation on the overarching plan for the Red Bank neighbourhood, with an introduction to ideas around the location and density of new homes, community facilities and public spaces. Seeking views on the more detailed design proposals for St Catherine's Wood following initial feedback.

Winter 2021/22:
Submission of the planning application for infrastructure works including the park plans at St Catherine's Wood.

Spring 2022:
Public consultation on the more progressed plans for the Red Bank neighbourhood, including the first new homes to be designed in detail.

Late Spring / Early Summer 2022:
Submission of planning applications for works to the River Irk, including flood alleviation and river quality improvements, as well as the wider residential and neighbourhood development.

2022 onwards:
Infrastructure work on site gets underway at St Catherine's Wood and the River Irk, which should be completed in 2024, with the first phase of residential development to follow.

WHAT HAPPENS NEXT?

Visit our consultation website and register to receive updates via email

Our new consultation website www.redbank-regeneration.co.uk will be kept up-to-date with all our latest news, consultation documents and feedback questionnaires. You can also register to receive consultation updates directly to your inbox.

Come along to our first set of consultation events at GRUB

Our design team are starting to develop ideas for the regeneration of St Catherine's Wood, which will sit at the heart of the Red Bank neighbourhood. At this early stage in the design process, we'd like to gather views about how local people use St Catherine's Wood at the minute and understand how you would like to use the space in the future.

If you would like to learn more about the vision for Red Bank and the ideas for St Catherine's Wood, please come along to our upcoming consultation events at GRUB where you can chat to members of our team.

Thursday 21 October 2021, 3pm to 7pm
Friday 22 October 2021, 1:30pm to 5pm
Venue: GRUB, 50 Red Bank, Manchester M4 4HF

Any questions? Feel free to get in touch

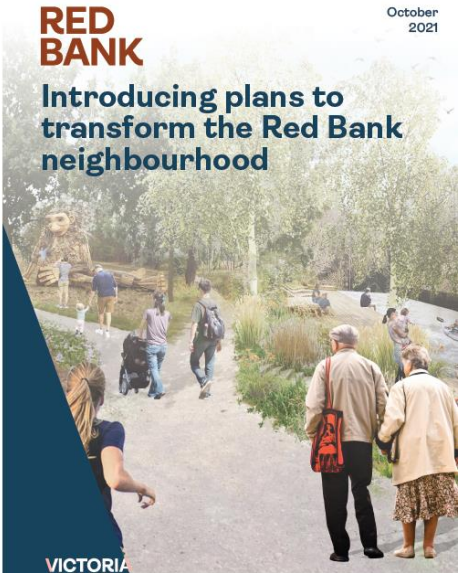
Phone: 08081 699993
Email: info@redbank-regeneration.co.uk

VICTORIA NORTH

RED BANK

October 2021

Introducing plans to transform the Red Bank neighbourhood



VICTORIA NORTH

Far East Consortium
MANCHESTER CITY COUNCIL

WE'RE GETTING READY TO BREATHE NEW LIFE INTO RED BANK

Victoria North is taking a big step forward as we start to develop plans to transform the Red Bank neighbourhood.

FEC and Manchester City Council are starting to develop proposals for the next major phase of development at Victoria North. The plans include the transformation of Red Bank to create a sustainable residential-led neighbourhood which reinvigorates the green spaces along the River Ink Valley and brings nature into the city.

Over the coming months, the plans for the Red Bank neighbourhood will be developed and we want you to get involved. Local residents, businesses and community groups all have a valuable role to play in helping to shape these exciting plans.

What will the plans for Red Bank include?



Up to 5,500 new homes across a range of tenure types and sizes, including affordable homes, set within high quality public realm



New community facilities



5 hectares of new or improved green spaces, including the revitalisation of St Catherine's Wood



New walking and cycling routes to improve connections between neighbouring communities



Improvements to the River Ink to enhance the river environment, including measures to help prevent flooding



Low carbon neighbourhood that delivers development in a sustainable way

VICTORIA NORTH

INTRODUCING THE RED BANK REGENERATION PROJECT

The Red Bank neighbourhood stretches from the edge of the Green Quarter along the River Ink Valley up to Collyhurst Road.



The Red Bank neighbourhood (exact planning boundaries to be confirmed)

Red Bank is one of the seven neighbourhoods identified within the approved Strategic Regeneration Framework for Victoria North (formerly known as the Northern Gateway). We are starting to design a holistic plan for Red Bank which will create a new, distinctive residential neighbourhood over the next 10 years.

The Red Bank area suffers from a legacy of former industrial uses, has poor access routes and very limited water and electricity supply, so a series of infrastructure projects need to be delivered before the new homes can be built.

The Joint Venture has successfully secured £516 million from the Government's Housing Infrastructure Fund to deliver these infrastructure works and address some of the challenges in the neighbourhood.

Crucially, this initial investment will also fund the major improvements to St Catherine's Wood and the River Ink which will form the first phase of the City River Park and become the heart of the new neighbourhood.

KEY FEATURES OF A NEW NEIGHBOURHOOD

Over the next few months, we want to understand what is important to you as we start to design the Red Bank neighbourhood.

We've already had some initial ideas about the type of neighbourhood we think we'd like to create.



A neighbourhood that's home to a diverse mix of people, including residents across all age groups and a mix of local and independent businesses.



A low carbon neighbourhood that delivers development in a sustainable way and reinvigorates the green spaces along the river valley.



A connected neighbourhood, where all key local amenities and facilities are within a 20 minute walk, with safe routes for walking, cycling and running.



A neighbourhood with a strong connection to nature, with access to the river's edge, woodland, and places to sit, relax and play.



Appendix 3: Phase One Consultation Poster

Help us transform Red Bank

Far East Consortium (FEC) and Manchester City Council are starting to develop proposals for the next phase of major development at Victoria North, which will see us breathe new life into Red Bank.

Our design team are starting to develop ideas for the regeneration of St Catherine's Wood, which will sit at the heart of the Red Bank neighbourhood.

Whether you live or work in the area or drop by occasionally, we're keen to hear your views and ideas.

Come along to one of our first consultation events, here at GRUB!

To learn more about our vision for the area and our ideas for St Catherine's Wood, why not come along to our upcoming consultation events here at GRUB and chat to members of our team. As well as viewing and discussing our plans, there will be opportunities to visit St Catherine's Wood with members of our design team.

- Thursday 21 October 2021, 3pm to 7pm
- Friday 22 October 2021, 1:30pm to 5pm

More info at www.redbank-regeneration.co.uk

VICTORIA NORTH

RED BANK

Far East Consortium

MANCHESTER CITY COUNCIL

counter
context

2023 ©

Appendix 4: Phase One Event Display

Victoria North: The biggest renewal project Manchester's ever seen

Victoria North is a joint venture between The East Cheshire (IEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

Victoria North is set to transform the landscape on the north-eastern edge of the city centre, from Red Bank and New Cross up to Collyhurst. It will bring new homes, shops, schools, new homes, the sustainable new secondary school and will benefit from new and improved transport links, community facilities and a network of green public spaces.

Over 15,000 new homes, with a mixture of flats and terraced including affordable homes

155 hectares to the north of Manchester city centre

Delivered over 15-20 years

New schools, health centres

In February 2019 Manchester City Council approved a Strategic Regeneration Framework (SRF) for Victoria North which sets out a series of principles and a 'big picture' plan to guide the future development of this area over the next 15 to 20 years. Red Bank is one of seven neighbourhoods identified within this Framework.

Introducing the Red Bank Neighbourhood

Victoria North is taking a big step forward as we start to develop plans to transform the entire Red Bank neighbourhood.

Currently an undeveloped part of the city, Red Bank is a well-located area for a well-connected residential neighbourhood. Taking advantage of the city's excellent transport links, new green spaces on the doorstep.

We are starting to design a vibrant new Red Bank which will include a new, distinctive residential neighbourhood over the next 10 years.

The Red Bank neighbourhood (exact planning boundaries to be confirmed)

Green Quarter

Victoria Station

Longford Avenue Park

We're not starting the regeneration of Red Bank from scratch. In the last few years, several independent businesses have made their home at Red Bank, drawing more visitors to this area. Our plans will seek to support these thriving businesses and encourage others to join them.

The Existing Site

The Red Bank neighbourhood straddles the edge of the Green Quarter in the south-west, up to Collyhurst Road in the north-east. It includes the old Red Bank railway viaduct, the land either side of Dorcas Street, and St Catherine's Wood.

The site has a range of more than 100 years of industrial use and includes well-provisioned infrastructure with excellent water, sewerage, power lines and access to the railway. It also has a mix of green spaces, including Collyhurst Wood, and a network of footpaths, water, electricity and gas infrastructure, and a network of roads. The site is also a mix of green spaces, including Collyhurst Wood, and a network of footpaths, water, electricity and gas infrastructure, and a network of roads.

The City River Park Vision

The seven neighbourhoods are to be unified with the creation of a new 40-hectare City River Park set around the River Irk. The City River Park will be made up of a collection of distinct and interconnected parks and green spaces and will become one of the city's largest green spaces.

The creation of a City River Park will be an essential aspect of the regeneration of Victoria North. It will form a green heart to the area and a unique destination for the city, promoting cycling, walking and healthy living, and helping to improve connections between the city centre and the neighbourhoods to the north.

Full of knowledge, history and stories. Education and emerging.

Resilient and adaptable. Future-based solutions to contribute to our low carbon future.

Accessible and connected. Welcoming and safe for all.

Functional, not just decorative. A holistic approach.

Red Bank Vision & Kickstarting Delivery

The Victoria North Joint Venture has secured £25.6 million from the Government's Housing Infrastructure Fund (HIF) to help unlock the potential of Red Bank.

The funding will be used to address a series of up-front infrastructure requirements to support the delivery of new homes and green spaces at Red Bank.

- Enabling improvements to the River Irk to enhance the river environment, with naturalisation measures to help reduce the risk of flooding.
- Securing and clearing undeveloped brownfield land, including the removal of existing plant, trees and contaminated ground.
- Connecting the development site to existing water and drainage.
- Enabling green spaces and connecting infrastructure links to the existing highway network.

Most excitingly, the funding will also be used to fund major improvements to St Catherine's Wood and the banks of the River Irk, which will form the first phase of the City River Park and become the heart of the new Red Bank neighbourhood. Crucially, the HIF investment needs to be completed by 2024.

What will the plans for Red Bank include?

- Up to 15,000 new homes, a mix of flats and terraced, including affordable homes, with high-quality public realm.
- New walking and cycling routes, improved connections to the railway, and improved access to the River Irk.
- Improvements to the River Irk and banks, including new landscaping, trees and planting to help prevent flooding.
- Low carbon energy and heat solutions, including solar panels and heat pumps, to help reduce carbon emissions.

Our Vision for Public Spaces at Red Bank

The climate emergency has triggered a new way to look at Manchester's open spaces and the role that they play in contributing to a more sustainable form of urban development.

Public spaces at Red Bank will be planned, designed and delivered by thinking about the role that they play in addressing climate change right at the start of the development process. We have the opportunity to make a Red Bank forward in delivering a lower carbon future.

Introducing the 'Climate Loop' at Red Bank

The Climate Loop is our best concept for the emergence of a connected, safe and living network of public spaces in Red Bank. The Climate Loop is a series of public spaces - including footpaths, streets, paths and squares - that will together to create an inviting and orientated neighbourhood where the public realm is prioritised and carbon-reducing measures are embedded into the neighbourhood design from the beginning.

The Climate Loop will put public life and nature at the heart of all urban development.

Climate Loop will be about increasing biodiversity.

City River Park Edge. Around the edge of the park there are two squares for playing and general recreation for walking and cycling.

St Catherine's Wood. Clear one side of the wood for a single bank to manage Red Bank, some of the neighbourhood's trees.

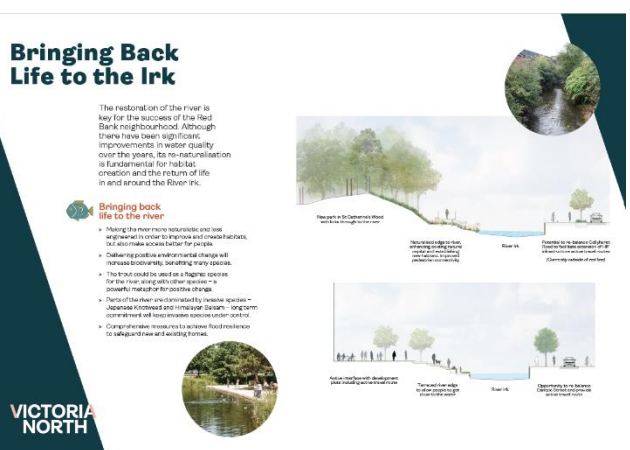
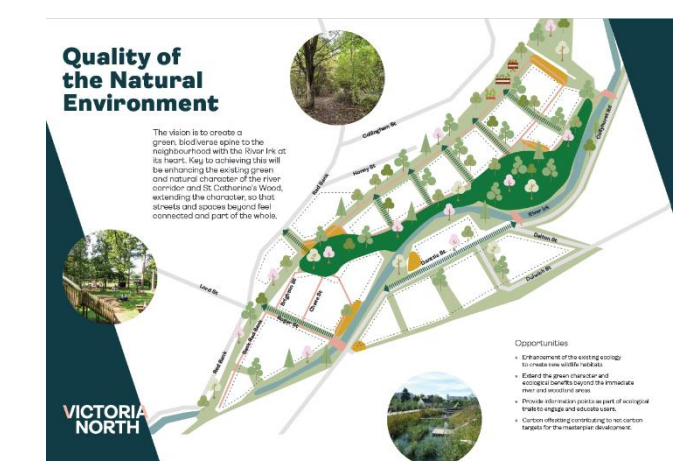
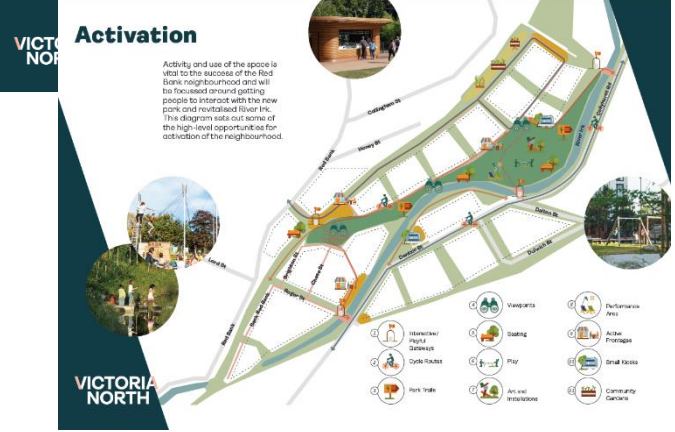
Safe and healthy. Deep-sea lighting and high-quality public realm will reduce the risk of crime and improve the quality of the public realm.

Production-friendly. All green, paths, bridges and ramps will be designed to be production-friendly.

Green Neighbourhood. A walk will go around the Climate Loop and all the green spaces in the neighbourhood.

A conceptual introduction to public spaces at Red Bank

A spatial introduction to the Climate Loop



Appendix 5: Phase One Feedback



RED BANK

Consultation Feedback Form

Thursday 21st October to Thursday 4th November 2021

We want to hear what you think about our plans to transform Red Bank and our ideas for St Catherine's Wood.

This feedback form asks for feedback on a number of areas:

- The Red Bank area – your impressions of the area currently and your views on our vision for regeneration
- Parks and green space – how important these are to you and what role you would like to see them play in the area
- Movement and connections – any issues you have getting across the site currently and any particular routes and connections you would like to see

The information displayed at our public events will help you answer some of these questions. If you weren't able to attend any of these events, this information can be found at: www.redbank-regeneration.co.uk.

Deadline for feedback is Thursday 4th November.

About you

Before we start, we would like to know a little bit more about you. The following questions are just to give us an idea of who is responding to the consultation, and to allow us to contact you with updates (if you would like us to).

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Q1. Please tell us your name:

Q2. What is your email address?

Q3. How would you describe your interest in Red Bank? (select as many as you like)

☐ I'm a local resident
 ☐ I own a business in the area
 ☐ I work in the local area
 ☐ I am part of a local interest group

☐ I visit the area regularly
 ☐ Other (please specify):

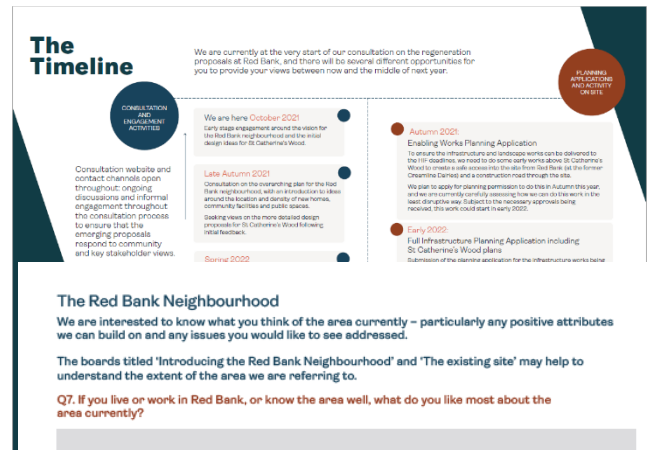
Q4. Would you like us to contact you to keep you up to date on the proposals?

☐ Yes
 ☐ No

Q5. Please tell us your postcode

Q6. Did you attend one of our consultation events?

☐ Yes, I attended the event on Thursday 21st November
 ☐ Yes, I attended the event on Friday 22nd November
 ☐ No, I didn't attend either of the events



The Red Bank Neighbourhood

We are interested to know what you think of the area currently – particularly any positive attributes we can build on and any issues you would like to see addressed.

The boards titled 'Introducing the Red Bank Neighbourhood' and 'The existing site' may help to understand the extent of the area we are referring to.

Q7. If you live or work in Red Bank, or know the area well, what do you like most about the area currently?

Q8. What are the main issues and challenges the area faces currently?

Parks and Green Space

Improvements to St Catherine's Wood and the River Ink will help us create the first phase of the City River Park, a network of high-quality green spaces along the Ink Valley (see the boards titled 'The City River Park Vision' and 'Bringing Back Life to the Ink' for more information).

We are keen to hear what you would like to see in these parks and green space that will be at the heart of the new neighbourhood.

The board titled 'Activation' shows some early ideas for how open and green spaces could form part of the Red Bank Neighbourhood and may be helpful in answering these questions.

Q9. How often do you use St Catherine's Wood?

☐ I use it regularly (once a week or more)
 ☐ I use it occasionally (a visit every month or two)
 ☐ I use it rarely (a visit once or twice a year)
 ☐ I don't use it, but I'm aware of it

☐ I've never heard of St Catherine's Wood

Q10. Feel free to add any additional comments to explain your answer above.

2

Form

Q11. How would you want to use St Catherine's Wood and the surrounding area? What role do you think it should play in the neighbourhood?

- ☐ A destination for exercise (walking, jogging, cycling etc.)
 ☐ A place to walk the dog
 ☐ A place to sit and enjoy nature
 ☐ A place to meet friends and socialise
- ☐ A place for children to play
 ☐ As a route to get to other places
 ☐ Other (please specify)

Q12. What features and activities would you like to see in St Catherine's Wood and the surrounding area? (Choose as many as you like)

- ☐ Seating
 ☐ Children's play spaces
 ☐ Nature trails
 ☐ Viewpoints over the city
- ☐ Art and installations
 ☐ Cycle routes
 ☐ Performance areas
 ☐ Small kiosk
- ☐ Community gardens
 ☐ Other (please specify)

Q13. Which parts of our vision for the River Ink would you support? (Select as many as you like)

- ☐ Restoring and re-naturalising the river – improving biodiversity and habitats and keeping invasive species under control
 ☐ Naturalising the edge of the river, with terraces to allow people to get closer to the water
- ☐ Introducing trout and other species
 ☐ Comprehensive flood resilience measures to safeguard new and existing homes
- ☐ None of the above

Q14. Feel free to add any additional comments to explain your answer above.

Movement and connections

Connectivity and accessibility will be key to Red Bank neighbourhood. The next few questions ask for your views on how routes and connections across the area could be improved.

The board titled 'Movement and Connectivity' shows some of our early ideas around the key routes through the area and may be helpful when answering these questions.

Q15. How often do you currently move through the Red Bank area?

- ☐ Daily
 ☐ Regularly
 ☐ Occasionally
 ☐ Hardly ever

Q16. What are your reasons for moving through the area? (Select as many as apply)

- ☐ Commuting to work
 ☐ Visiting family or friends
 ☐ Social activities in the area
 ☐ Accessing the city centre
- ☐ Exercise
 ☐ Other (please specify)

Q17. What issues do you currently experience moving across the Red Bank area?

Q18. The 'Movement and Connectivity' board highlights a number of opportunities we've identified for routes through the area. Which of these do you agree are important? (Select as many as you like)

- ☐ New and enhanced cross valley links, including new bridges over the river
 ☐ Interesting and dramatic routes that respond to the existing topography
 ☐ Active travel routes
 ☐ Primary pedestrian routes
- ☐ Meandering/exploratory pedestrian routes
 ☐ New lighting to improve the safety of key routes at all times

Q19. Are there any particular routes or connections you would like to see improved or created?

Anything else?

Q20. Is there anything else you'd like to tell us? Please feel free to use this space for any comments or suggestions not covered by the other survey questions.

Thank you for your completing this survey. We will consider all feedback and a short summary will be available on the consultation website: www.redbank-regeneration.co.uk

If you've agreed to receive updates, we'll be in touch as soon as we have any new information to share. Any updates will also be displayed on the consultation website.

We hope to hear from you again soon.

3

Appendix 6: Phase Two Consultation Postcard

WE WANT TO HEAR YOUR VIEWS

On our plans for the regeneration of the Red Bank neighbourhood.

Far East Consortium (FEC) and Manchester City Council are moving forward with plans to transform Red Bank.

Back in October, we introduced our vision for a sustainable residential-led neighbourhood which reinvigorates the green spaces along the River Irk Valley and brings nature into the city.

Having listened to community feedback from the first stage of consultation, we'd now like to share more information on our proposals for the regeneration of Red Bank and hear your views on how these have developed.

More info at: www.redbank-regeneration.co.uk

HAVE YOUR SAY

Our next stage of consultation will be open from Monday 6th December to Friday 7th January.

Come along to one of our consultation events

We'll be holding two drop-in events for you to come and see how our plans have progressed and talk to members of the team.

Monday 6th December 2021	GRUB, 50 Red Bank, Manchester, M4 4HF	3pm to 7pm
Friday 7th January 2022	Abbott Community Primary School, Livesey St, Collyhurst, M40 7PR	4pm to 7.30pm

In addition to these two consultation events, we'll also have a stall at GRUB for the Red Bank Festive Trail on Saturday 4th December. This collaborative event will see the area's great independent businesses showcasing their venues with festive stalls.

Information about our updated proposals and details of how to respond will be available on our consultation website (www.redbank-regeneration.co.uk) from Monday 6th December.

Any questions? Feel free to get in touch

Phone: 08081 699993

Email: info@redbank-regeneration.co.uk

Return address if undelivered: Residential Growth (Level 8),
Manchester City Council, Town Hall Extension PO Box 532,
Manchester M60 2LA.

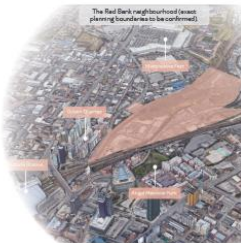
Appendix 7: Phase Two Event Display

Help us transform Red Bank

Red Bank is one of seven neighbourhoods identified in the Strategic Regeneration Framework for Victoria North – the Joint Venture between Fair East Consortium (FEC) and Manchester City Council to deliver transformational regeneration in North Manchester.

Currently an underused part of the city, its riverside setting and unique industrial heritage make Red Bank the perfect location for a well-connected residential neighbourhood, forming an extension of the city centre with attractive new green spaces on its doorstep.

We are starting to design a holistic plan for Red Bank which will create a new, distinctive residential neighbourhood over the next 10 years.



Back in October, we introduced our vision for Red Bank and asked for your views on some of our initial ideas for the area around St Catherine's Wood, which will form part of the new City River Park. This is being funded through the Government's Housing Infrastructure Fund.

To meet the Government's funding deadline, we recently submitted a planning application for enabling works on the plateau above St Catherine's Wood to build a construction road.

Taking on board your early feedback, our plans have continued to take shape and we'd now like to hear what you think as we share more information about our plans for Red Bank.

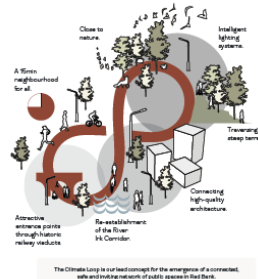
What will the plans for Red Bank include?

- 5 hectares of new or improved green spaces including the revitalisation of St Catherine's Wood.
- Up to 6,500 new homes across a range of tenure types and sizes, including affordable homes, set within high quality public realm.
- Improvements to the River Irk to enhance the river environment, including measures to help prevent flooding.
- New walking and cycling routes to improve connections between neighbouring communities.
- Low carbon neighbourhood that delivers development in a sustainable way.
- New community facilities.

VICTORIA NORTH MANCHESTER CITY COUNCIL Fair East Consortium

How do we design an entire city neighbourhood in the context of the climate emergency?

The largely blank canvas presented at Red Bank is a huge opportunity. But it's also a massive responsibility. How do we design a new neighbourhood of over 6,500 homes in the context of the climate emergency?



Our starting point is that this former industrial brownfield land, located so close to the city centre, is the best possible place to accommodate Manchester's growing need for new homes. But beyond this, we've set ourselves the challenge of embedding the highest sustainability standards within our plans for Red Bank.

We are:

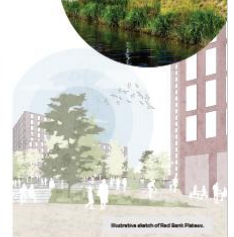
- Targeting 50% of the Red Bank neighbourhood to be open space, with green space fulfilling a number of environmental functions, such as providing habitats for wildlife.
- Designing the network of streets and paths at Red Bank to prioritise active travel (walking and cycling).
- Designing a high-density urban neighbourhood, but one which feels solidly connected to nature.
- Designing to 15-minute neighbourhood principles, so that most future residents can easily go about their day-to-day lives without the need to travel further afield.
- Working to support healthy, active lifestyles by providing access to wild, green spaces within an accessible urban environment.
- Targeting Net Zero Carbon in operation, ensuring that the energy use of our buildings is as low as possible and maintaining opportunities to generate energy by sustainable means.

How do we work with the natural assets at Red Bank?

At the heart of our thinking about Red Bank is the River Irk and its valley. Once a hive of activity within an industrialised landscape of weirs and mills, we now see the opportunity to put the re-naturalised River Irk at the heart of our new sustainable urban neighbourhood.

Naturalising rivers and canals can improve urban ecology. If we can improve urban ecology, we can provide a healthier urban environment for people to live and work in.

Red Bank has a unique topography which marks it out from Manchester's otherwise flat landscape – providing views over the city, and an incredible setting in which to live and visit.



The role the River Valley can play in the neighbourhood gives us our design ethos for Red Bank: we're calling it **Wild Urbanism**. What an earth is Wild Urbanism, you may ask? Wild Urbanism is our vision to connect the transforming built environment with the urban nature of the River Irk Valley, to create a unique city neighbourhood. By bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area, Red Bank has huge potential to champion the benefits of both, and to reconnect Manchester to its lost rivers and landscape.

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context

2023 ©

How do we open up the opportunities for a new neighbourhood at Red Bank?

Movement through and around the Red Bank area is currently not that easy. The railway viaducts, limited number of crossing points over the river and the change in levels all make the pedestrian experience a challenge. This is one of the first things our vision for Red Bank needs to address.

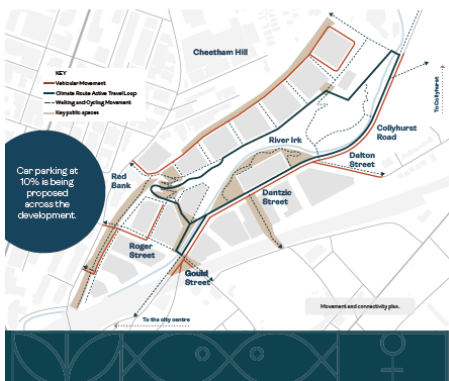
Feedback from our first stage of consultation has helped us identify the following key opportunities for our masterplan framework:

- Improve the connectivity with the city centre as well as with Collyhurst, Cheetham Hill and New Cross.
- Improve river crossings and create an accessible frontage to the river.
- Create a connection from the valley bottom to the upper plateau to unlock more sites for development with the benefit of a direct connection to the park and the river.
- Activate the railway arches to support the public realm and community.
- Work with the terrain, to maximise views to the Ink Valley.



In response, we've been working on a movement strategy for Red Bank. Improving the quality and the number of accessible railway underpasses, pedestrian bridges and level connections will connect the Red Bank neighbourhood to the city centre, Collyhurst, Cheetham Hill and future developments in Victoria North. It will establish Red Bank as a centre in Victoria North, serving the new and existing neighbourhoods.

The diagram below shows some of the key routes and connections we have identified as part of our movement strategy.



How should we plan out facilities to support communities to thrive?

We're building a new community with the long-term infrastructure to develop sustainably. In addition to infrastructure like new routes and utilities, this will include developing the social amenities that will be needed to support a growing community.



The diagram below shows the different uses we are proposing to complement residential development and make this a vibrant, living area. Note that locations shown are indicative at this stage.



How do we create welcoming neighbourhoods with distinctive identities?

Our vision is to create thriving neighbourhoods which provide new homes for a diverse mix of people. Our plans for Red Bank include the creation of three neighbourhoods, each with a distinct identity, all set around the new park at St Catherine's Wood.

- New Town:** An extension of Manchester city centre, linked with the city centre and urban in nature.
- Red Bank Viaduct:** A riverside destination providing a transition between the city centre and the natural landscape.
- Red Bank Plateau:** A family neighbourhood on top of the hill, with views across the city.



New Town

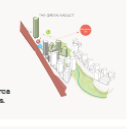
New Town will link the city centre with the park. We see the future Denton Street as a vibrant local high street with shops and local independent businesses, complemented with unique views of the River Ink and its steep valley. New town would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 20 storeys.



Red Bank Viaduct

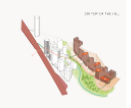
Red Bank Viaduct will take its character cues from the industrial heritage of the now disused railway viaduct and nearby Cheetham Hill, with thriving existing businesses in the railway arches supported by new restaurants and bars along the river-front and the park edge.

This area would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 25 storeys, including a landmark tower of up to circa 50 storeys.



Red Bank Plateau

The Plateau will differ in character from the metropolitan neighbourhoods of the valley, with a more residential and family-focused character. Frequent front doors to homes will delineate streets here, with playgrounds and a primary school seamlessly nesting into the parkland. This area would see mid-rise buildings with consistent shoulder heights to frame the street, punctuated with taller elements generally up to circa 15 storeys.



How can we create memorable and distinctive places?

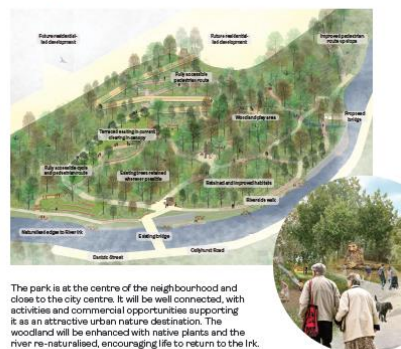
Building taller buildings enables us to keep more of the land as open space while also providing the homes that people need and creating the community to support and sustain social infrastructure.



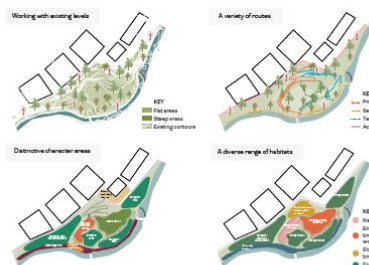
As identified in the Strategic Regeneration Framework (or SRF), development will respond to the topography of the Ink Valley, with careful consideration for valley views and vistas. Given its proximity to the city centre and key transport nodes, Red Bank provides opportunities for high density urban development in a sustainable location. Landmark structures will reinforce key gateways and contribute to Manchester's skyline. Height and massing will also respond to the surrounding context, with higher density towards the Green Quarter and the city centre and the potential for taller, landmark buildings to form a strong gateway to the Ink Valley.



The park at the heart of Red Bank



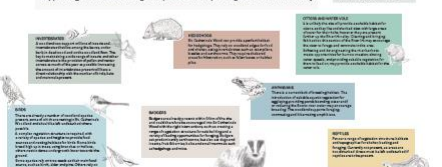
The park is at the centre of the neighbourhood and close to the city centre. It will be well connected, with activities and commercial opportunities supporting it as an attractive urban nature destination. The woodland will be enhanced with native plants and the river re-naturalised, encouraging life to return to the Ink.



Woodland play and habitat creation



There is a diverse range of habitat types existing in St Catherine's Wood. These habitat types have informed the development of the proposals for the park. Where possible, the proposals look to provide additional habitats, supporting an increased range of species and improving the site's biodiversity.



Next steps

There will be more opportunities to help shape our proposals for the regeneration of Red Bank as they develop.



Have your say

This current stage of consultation will be open until Friday 7th January 2022. Use the QR code or follow the link from our consultation website (www.redbank-regeneration.co.uk) to have your say via the online feedback form.



Appendix 8: Phase Two Feedback Form



Consultation Feedback Form

Monday 6th December to Friday 7th January.

We want to hear your views on our developing plans for the regeneration of Red Bank. The information displayed at our public events may be helpful in responding to some of these questions. If you weren't able to attend any of these events, this and more information can be found at: www.redbank-regeneration.co.uk.

This feedback form asks for feedback on a number of areas:

- Our vision for Red Bank
- Movement and connectivity
- Facilities for a thriving community
- The Park at the centre of the neighbourhood

Deadline for feedback is 7th January 2022.

About you

Before we start, we would like to know a little bit more about you. The following questions are just to give us an idea of who is responding to the consultation, and to allow us to contact you with updates (if you would like us to).

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Q1. Please tell us your name:

Q2. What is your email address?

Q3. How would you describe your interest in Red Bank? (select as many as you like)

- ☐ I'm a local resident
 ☐ I own a business in the area
 ☐ I work in the local area
 ☐ I am part of a local interest group
- ☐ I visit the area regularly
 ☐ Other (please specify):

Q4. If you part of a local group or organisation, please tell us the name of the organisation

Q5. Would you like us to contact you to keep you up to date on the proposals?

- ☐ Yes
 ☐ No
 ☐ I've already signed up for updates

Q6. Please tell us your postcode:

Our vision for Red Bank

Our vision for Red Bank is to create an inclusive, sustainable urban neighbourhood. Central to this vision is reconnecting Manchester with its lost rivers and landscape, bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area.

Q7. To what extent do you support our vision for the regeneration of Red Bank?

- ☐ Strongly support
 ☐ Support
 ☐ Not sure / no opinion
 ☐ Oppose
- ☐ Strongly oppose

Q8. Do you have any other comments on our vision for Red Bank?

Movement and connectivity

A key part of our plans to transform Red Bank is increasing connectivity both within the area and with surrounding areas of the city, including future developments at Victoria North.

Q9. As part of our movement strategy across the Red Bank area, do you support the principles of prioritising walking and cycling, including providing widened footpaths and segregated cycleways along key routes?

- ☐ Yes
 ☐ No
 ☐ Not sure / no opinion

Q10. Do you have any other comments or suggestions in relation to our movement strategy?

Statement of Community Involvement: Red Bank applications (April 2023)

Facilities for a thriving community

We are proposing to create active frontages as part of the residential development that will make up the new Red Bank neighbourhood. This means having commercial uses or other types of community spaces, encouraging more people to use the area at different times

Q11. Which of the following uses or activities would you like to see in the Red Bank area? (select as many as you like)

- ☐ Cafés / Restaurants / Bars ☐ Local services (e.g. hairdressers, newsagents) ☐ Retail (shops) ☐ Office space and co-working
- ☐ Sport and leisure facilities ☐ Cultural facilities ☐ Healthcare facilities ☐ Educational or childcare facilities
- ☐ Other (please specify)

Q12. Please use this space to tell us any other suggestions not covered above or to expand on the options you have selected above.

Q13. To what extent do you support our proposal to include a new primary school as part of the new Red Bank neighbourhood?

- ☐ Strongly support ☐ Support ☐ Not sure / no opinion ☐ Oppose
- ☐ Strongly oppose

Q14. Do you have any comments about our proposal to provide a new primary school?

The Park at the centre of the neighbourhood

Our updated plans for the park at the centre of Red Bank show some of the activities, uses and habitats that would be supported by different 'zones' in the park.

Q15. To what extent do you support our proposal to include a new primary school as part of the new Red Bank neighbourhood?

- ☐ Strongly support ☐ Support ☐ Not sure / no opinion ☐ Oppose
- ☐ Strongly oppose

Q16. Do you have any comments or suggestions on our detailed proposals for the park?

Anything else?

Q17. Do you have any other comments or suggestions not covered by the other survey questions?

Thank you for completing this survey. We will consider all feedback and a short summary will be available on the consultation website: www.redbank-regeneration.co.uk

If you've agreed to receive updates, we'll be in touch as soon as we have any new information to share. Any updates will also be displayed on the consultation website.

We hope to hear from you again soon.



2

Appendix 9: Phase Three Consultation Postcard

HELP US SHAPE THE FUTURE OF RED BANK

By sharing your views on our plans for the neighbourhood

Far East Consortium (FEC) and Manchester City Council are continuing the journey towards transforming Red Bank, creating a thriving new community.

In our last two stages of consultation, we've outlined our vision for a sustainable new neighbourhood of up to 5,500 new homes supported by community facilities, with great access to new and improved public green space.

Having listened to your feedback, we're now ready to share an update on how the neighbourhood plans are progressing, including progress on infrastructure works and FEC's early proposals for the first stage of detailed development. And we want to hear what you think!

An illustration showing a modern, multi-story building with a curved facade. In the foreground, there's a park area with a wooden walkway, a bench, and people walking and sitting. There are trees and a clear sky with a few birds flying.

VICTORIA NORTH RED BANK Far East Consortium MANCHESTER CITY COUNCIL

Get involved

Our next stage of consultation will be open until Tuesday 3 January 2023.

Pop along to one of our consultation events

We'll be holding two drop-in events for you to come and see how our plans have progressed, talk to members of the team and share your views on the development.

Tuesday 6th December 2022	GRUB, 50 Red Bank, Manchester, M4 4HF	3pm to 7pm
Wednesday 7th December 2022	St George's Community Centre, Bothwell Road, Manchester, M40 7NY	11am to 2.30pm

From Tuesday 6 December, you'll find information about our updated proposals and details of how to respond on our consultation website: www.redbank-regeneration.co.uk.



Any questions? Feel free to get in touch



Phone: 08081 699993



Email: info@redbank-regeneration.co.uk

Return address if undelivered:
Counter Context,
Colony Jactin House, 24 Hood Street,
Manchester,
M4 6WX

Appendix 10: Phase Three Consultation Emails

No images? [Click here](#)

HELP US SHAPE THE FUTURE OF RED BANK

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Phone: 08081 699993

Email: info@redbank-regeneration.co.uk



Counter Context
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Vicar Lane
Sheffield
S1 2EX

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There's still time to have your say on the future Red Bank neighbourhood

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HELP US SHAPE THE FUTURE OF RED BANK

By sharing your views on our plans for the neighbourhood



You have until Tuesday 3 January 2023 to have your say.

Far East Consortium (FEC) and Manchester City Council are continuing the journey towards transforming Red Bank, creating a thriving new community.

In our last two stages of consultation, we've outlined our vision for a sustainable new neighbourhood of up to 5,500 new homes supported by community facilities, with great access to new and improved public green space.

Having listened to your feedback, we're now ready to share an update on how the neighbourhood plans are progressing, including progress on infrastructure works and FEC's early proposals for the first stage of detailed development. And we want to hear what you think!

Have your say

Our current stage of consultation is open until Tuesday 3 January 2023

You can find information about our updated proposals and details of how to respond on our consultation website:

www.redbank-regeneration.co.uk

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Any questions? Feel free to get in touch

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Email: info@redbank-regeneration.co.uk



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Appendix 11: Phase Three Consultation Poster

Help us shape the future of Red Bank

Far East Consortium (FEC) and Manchester City Council are continuing the journey towards transforming Red Bank, creating a thriving new community.

In our last two stages of consultation, we outlined our vision for a sustainable new neighbourhood.

Having listened to your feedback, we're now ready to share an update on how the plans are progressing. And we want to hear what you think!

Come along to one of our consultation events

If you'd like to find out more about our plans, come along to one of our upcoming consultation events and chat to members of our team.

More info at: www.redbank-regeneration.co.uk

Tuesday 6th December 2022	GRUB (50 Red Bank, Manchester, M4 4HF)	3pm to 7pm
Wednesday 7th December 2022	St George's Community Centre (Bothwell Road, Manchester, M40 7NY)	11am to 2.30pm

Appendix 12: Phase Three Event Display

Welcome



Working together to transform the Red Bank neighbourhood

Over the last 18 months, Far East Consortium (FEC) and Manchester City Council have been working together to draw up plans for the regeneration of the Red Bank neighbourhood.

Currently an underused part of the city, its riverside setting and unique industrial heritage make Red Bank the perfect location for a well-connected residential neighbourhood, forming an extension of the city centre with attractive new green spaces on its doorstep.



The regeneration of Red Bank is not starting from scratch. In the last few years, several independent businesses have made their home at Red Bank, drawing more visitors to this corner of the city. There are also established residential communities located next to Red Bank: at the Green Quarter, Angel Meadow and in Collyhurst.

Through our community consultation, we're seeking to work with existing businesses and residents to design a holistic plan for Red Bank, which will be delivered over the next 10 years.



Part of Victoria North

Victoria North is a joint venture between FEC and Manchester City Council to deliver transformational regeneration in North Manchester.

Running north of the city centre along the River Link, from Red Bank and New Cross up to Collyhurst, Victoria North is creating 15,000 new homes within sustainable residential neighbourhoods which will benefit from new and improved transport links, community facilities and a network of green public spaces.

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What's happened so far?

2017

Manchester City Council and FEC announce the formation of their Victoria North Joint Venture (at that point called the Northern Gateway).

They jointly develop a Strategic Regeneration Framework (SRF) to provide a big picture plan for the regeneration of the whole area, including Red Bank.

The SRF was consulted on in Summer 2018 and was approved by the Council in February 2019.



2021

The Victoria North Joint Venture secured £618 million from the Government's Housing Infrastructure Fund (HIF) in 2020 to help unlock the potential to deliver 5,500 homes at Red Bank. Around 4,000 of these will be delivered by the Joint Venture.

In October 2021, consultation began on the Red Bank regeneration plans. Local people provided feedback on the vision for the Red Bank neighbourhood and the plans for St Catherine's Wood and the banks of the River Link, which will form the first phase of the City River Park and become the green heart of the Red Bank neighbourhood.



WE ARE HERE!

FEC updates on the vision for the Red Bank neighbourhood and introduces the first detailed phase of development.



2020

Ahead of developing the overall plan for the Red Bank neighbourhood, FEC announces plans for a first phase of development to kickstart the regeneration process.

The Victoria Riverside development site is located on Denton Street and will provide a total of 634 new homes across three new tall buildings of 37, 28 and 19 storeys. 126 of the new homes will be affordable homes, delivered in partnership with Trafford Housing Trust.

Victoria Riverside was approved at Planning Committee in late 2020 and construction got underway at the end of 2021. The first phase is due to complete in 2024.



2022

Manchester City Council receives planning approval for a set of infrastructure works to unlock the development potential at Red Bank, including the works to St Catherine's Wood.

An initial phase of enabling works approved in November 2021 began in May this year, with site clearance and investigation works, as well as the demolition of the Creamline Dairies building.

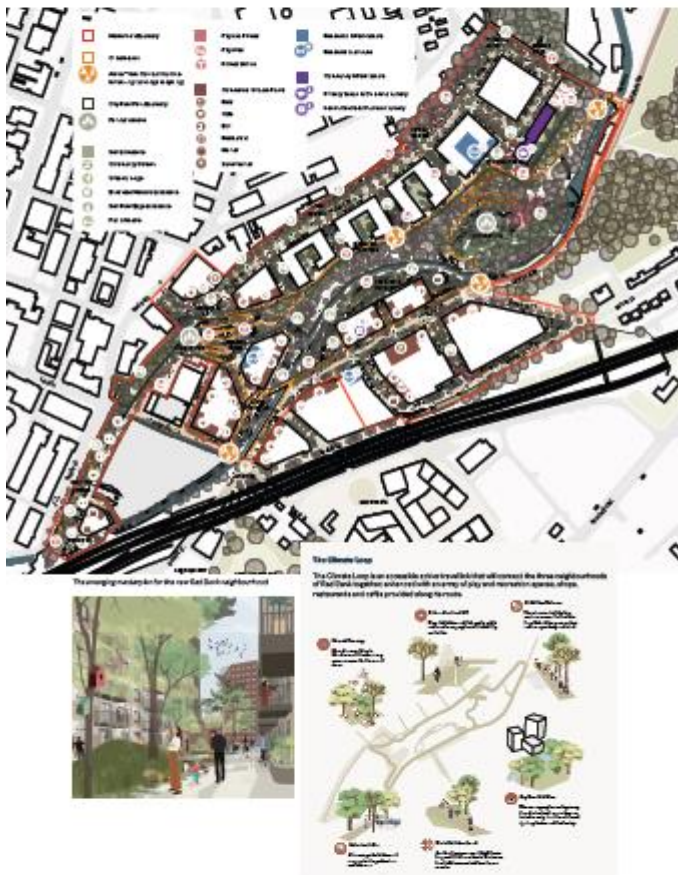
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Creating community at Red Bank

Our vision is to create thriving neighbourhoods at Red Bank which provide new homes for a diverse mix of people, alongside the long-term infrastructure to help these communities to develop sustainably.

What do our plans for Red Bank include?

- 5 hectares of new or improved green space, including the revitalisation of St Catherine's Wood.
- Up to 5,500 new homes across a range of tenure types and sizes, including affordable homes, set within high quality public realm.
- New community facilities.
- New walking and cycling routes to improve connections between neighbouring communities.
- Improvements to the River Irk to enhance the river environment.
- Low carbon neighbourhood that delivers development in a sustainable way.



Key sustainability principles

We've set ourselves the challenge of embedding the highest sustainability standards within our plans for Red Bank.

We are:

- Targeting 50% of the Red Bank neighbourhood to be green open space.
- Designing to 15-minute neighbourhood principles, so that most future residents can easily go about their day-to-day lives without the need to travel further afield.
- Working to support healthy, active lifestyles by providing access to wild, green spaces within an accessible urban environment.
- Designing the network of streets and paths at Red Bank to prioritise active travel (walking and cycling).
- Designing a high-density urban neighbourhood, but one which feels solidly connected to nature.
- Targeting Net Zero Carbon in operation, by minimising the energy use of our buildings and generating sustainable energy.

Making the most of the River Irk

At the heart of our thinking about Red Bank is the River Irk and its valley. Once a hive of activity within an industrialised landscape of weirs and mills, we now see the opportunity to put the re-naturalised River Irk at the heart of our new sustainable urban neighbourhood.

Wild Urbanism is our vision to connect the transforming built environment with the urban nature of the River Irk Valley, to create a unique city neighbourhood. By bringing nature into the city along the Irk Valley, and bringing the city out to this emerging area, Red Bank has huge potential to champion the benefits of both, and to reconnect Manchester to its lost rivers and landscape.



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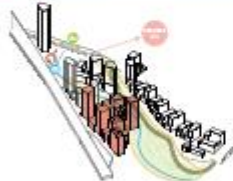
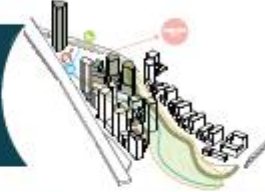
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Three distinctive neighbourhoods

The wider Red Bank masterplan is made up of three welcoming neighbourhoods, each with a distinctive identity and all set around the new park at St Catherine's Wood.

Red Bank Viaduct: A riverside destination providing a transition between the city centre and the natural landscape.

This area would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 25 storeys, including a landmark tower of up to circa 50 storeys.



New Town: An extension of Manchester city centre, linked with the city centre and urban in nature. This area would see buildings with consistent shoulder heights to frame the street, punctuated with taller elements of up to circa 40 storeys.

Red Bank Plateau: A family neighbourhood on top of the hill, with views across the city.

This area would see mid-rise buildings with consistent shoulder heights to frame the street, punctuated with taller elements generally up to circa 15 storeys.



We're building a new community with the long-term infrastructure to develop sustainably. In addition to infrastructure like new routes and utilities, this will include developing the social amenities that will be needed to support a growing community.



Commercial ground floors

Local shops, cafes, restaurants and neighbourhood workplaces providing space for local businesses to grow.



Social infrastructure

A health centre and a single form entry primary school (both with an associated nursery facility) serving the local community.



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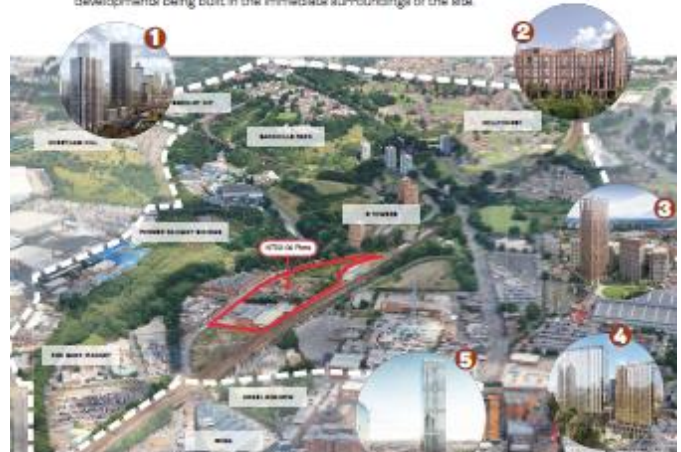
The First Phase of development

Alongside the work to develop the overall masterplan for Red Bank, we are also developing proposals for the first detailed phase of development.

The first detailed phase of development at Red Bank will take place on the large plot of land on Denton Street next to FEC's Victoria Riverside development (approved in 2020 and currently under construction).

The site is within the "New Town" neighbourhood of the wider Red Bank masterplan, envisaged as an extension of the city centre. It is bordered by Denton Street to the north and west, Dalton Street to the east and the railway viaduct to the south.

The site was home to various industrial activities in the past. While it is currently empty and the surrounding area very underused, there are currently several high and mid-rise developments being built in the immediate surroundings of the site.



Schemes that are completed, under construction or with planning permission:

1. Victoria Riverside (NT-01)
2. Meadowside, Mountyard
3. The Beacon

4. Meadowside, Gate and Stile
5. Meadowside, Plot 4



Present in the surrounding area

We are preparing to apply for outline planning permission for much of the development at Red Bank. This helps provide certainty in terms of the strategic vision for the area while we work through the detail of layout, scale, appearance and landscaping.

In the meantime, we're moving ahead with detailed design for plots NT02, NT03 and NT04, located on Denton Street. This will be the first area of the masterplan to take shape.

We are able to share our emerging plans for these plots, as part of this consultation process to introduce the anticipated scale of development.

We will show more detailed plans and images of the detailed proposals during our next phase of consultation in early 2023.

Key

- Masterplan boundary
- Detailed plots NT02-04 boundary
- Outline application development plots
- Full application development plots
- Victoria Riverside full planning permission (030449/F0-2020)



Development plots underpin the Red Bank Masterplan

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Our vision for the New Town development

Building on the momentum established at Victoria Riverside, this next phase of development will extend the regeneration activity along Dantzic Street.

The Council's Strategic Regeneration Framework (SRF) highlights the opportunity for accessible, high density apartment-led developments in New Town to support Manchester's diverse and growing population.

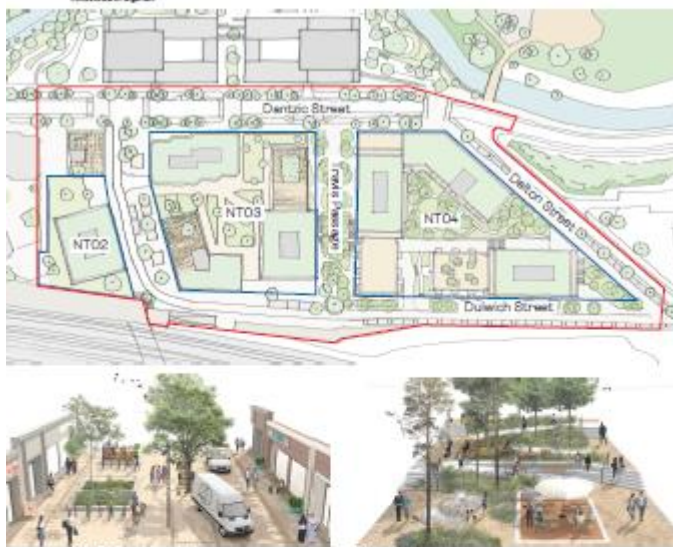
Using the SRF and the Red Bank masterplan as our guide, we want to ensure we deliver all the wider benefits for this area, including:



Emerging site plan

The emerging proposals for plots NT02-04 include three distinctive sets of interlocking buildings, staggered in height from six and eight storeys at the lower level, with higher elements of between 20 and 34 storeys.

The proposals include the introduction of Dulwich Street as a residential green street and a new pedestrian route between NT03-04 (indicatively called 'Trevie Passage'). Significant improvements would be delivered to the streets and pavements along Dantzic Street and Delton Street, including the extensive planting of street trees.

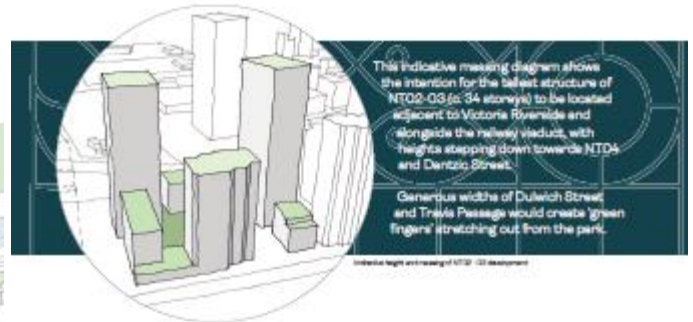
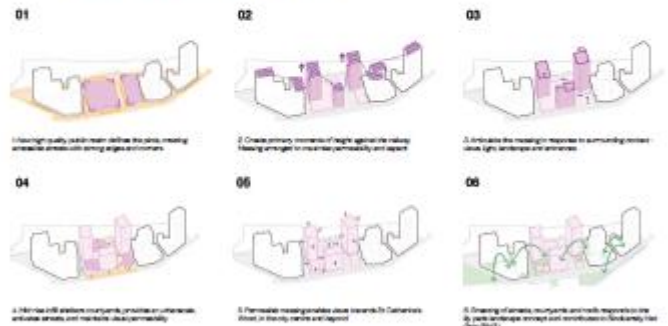


NT02-03 early-stage design development

Our NT02-03 development is being designed by Manchester-based architects Hawkins Brown and they are currently in an early stage of the design development process.

The following diagrams and sketches are intended to provide an introduction to the scale of the development.

Design development diagrams



This indicative sketch shows the intention for active frontages along Dantzic Street.

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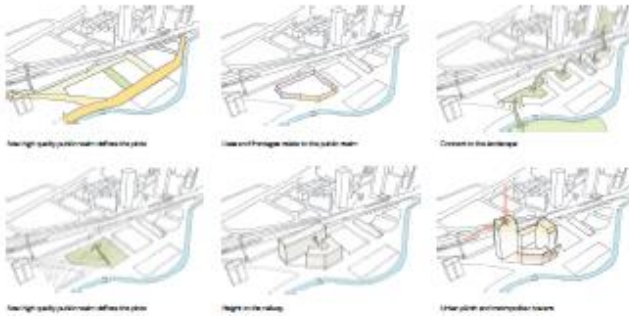
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NT04 early stage design development

Our NT04 development is being designed by Maccleanor Lavington, the architecture firm who are also designing the wider Red Bank masterplan.

These diagrams and sketches are intended to provide an introduction to the early stage design work development, responding to the topographical challenges presented by plot NT04.

Design development diagrams



This indicative massing diagram shows the intention for a mid-rise (c. 8 storeys) building to define the corner of Denton Street and Dalton Street and front the park on the other side of Denton Street.

Two taller elements (c. 24 and 27 storeys) would continue the rhythm of building heights set by Victoria Riverside and NT02-03. The tops of both towers would be articulated with setbacks.



This indicative sketch shows the intention to create a green residential street at Dulwich Street.

What's happening in Red Bank?

Early progress with enabling works

After receiving planning permission for an initial phase of essential enabling works at the end of last year, Manchester City Council have begun the process of making the Red Bank neighbourhood ready for development.

What's happened so far?

Works began on site at the start of this year. The first stage focused on site clearance and investigation work, which included removing invasive vegetation.

A second phase then saw the demolition of the Creemine Deities building and the construction of the temporary haul road for construction vehicles to access the railway sidings area during the main phase of work.

What will happen next?

Over the next few months, the works required to repurpose the 15-acre former Red Bank Carriage Sidings site will continue. This will involve repurposing the plots and restoring contaminated land. Alongside these works we will also begin:

- Utility works to connect the area to electricity, water and drainage networks.
- Road upgrade works and connecting development sites to the existing road network.
- Earthworks.
- Tree clearance at St. Catherine's Wood.



Victoria North Community Hub

BAM Nutall and Anup – the contractor working on the Red Bank phase of the regeneration project – have set up a Victoria North Community Hub to help people with employment, training and digital access.



The community hub provides local residents with access to computers and free Wi-Fi, allowing residents to search for jobs, get support with applications and find training opportunities, as well as access housing and income advice. It is part of our commitment to social value, ensuring that the Victoria North development has a positive impact on the community from the start. It can be found at Barn Nutall Site Compound on Hargreaves Street in Red Bank.

We want to hear your feedback

This stage of consultation closes on Tuesday 3 January 2023.

You'll find all the information presented here today on the Red Bank consultation website, at www.redbank-regeneration.co.uk.

Once the consultation has closed, we will carefully consider your feedback as we continue to develop our plans. In early 2023, we will share our detailed design proposals for NT02 – NT04 as part of our fourth and final stage of consultation.

We aim to submit our planning applications in Spring 2023 – both detailed application for Plots NT02 – NT04 and outline applications for the other Red Bank neighbourhoods.



Consultation event on 10th November 2021

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Appendix 13: Phase Three Feedback Form



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Red Bank Stage 3 Consultation Questionnaire

Q1. How would you describe your interest in Red Bank?
(Please select as many as apply)

- ☐ I'm a local resident
 ☐ I own a business in the area
 ☐ I work in the local area
 ☐ I'm part of a local interest group
- ☐ I visit the area regularly
 ☐ Other (please specify):

Q2. If you are part of a local group or organisation, please tell us the name of the organisation:

Q3. Would you like us to contact you to keep you up to date on the proposals?

- ☐ Yes
 ☐ No
 ☐ I've already signed up for updates

Q4. How did you hear about the consultation?
(Select as many as apply)

- ☐ Postcard/flyer delivered to my home
 ☐ Email update
 ☐ Media coverage
 ☐ FEC social media channels
- ☐ Social media (other)
 ☐ Word of mouth
 ☐ Poster at GRUB / St George's Community Centre
- ☐ Other:

Our plans for the Red Bank Neighbourhood

Our plans for the regeneration of Red Bank centre on a sustainable new neighbourhood of up to 5,500 new homes supported by community facilities, with great access to new and improved public green space. As part of this consultation, we've shared an update how our plans for the neighbourhood are progressing.

Q5. What are your views on our plans for the Red Bank neighbourhood?

- ☐ Strongly support
 ☐ Support
 ☐ Not sure / no opinion
 ☐ Oppose
- ☐ Strongly oppose

Q6. Do you have any other comments on our plans for the wider Red Bank neighbourhood?

The First Stage of Development

We've introduced FEC's early proposals for the first stage of detailed development as part of this consultation. This includes our emerging plans for the layout and design of plots NT02, NT03 and NT04, located on Dantzic Street.

Q7. Our early-stage proposals for the layout of development on plots NT02 – 04 include green streets, new pedestrian connections, high-quality public realm and landscaping. What are your views on these proposals?

- ☐ Strongly support
 ☐ Support
 ☐ Not sure / no opinion
 ☐ Oppose
- ☐ Strongly oppose

Q8. What are your views on our emerging design proposals for these plots?

- ☐ Strongly support
 ☐ Support
 ☐ Not sure / no opinion
 ☐ Oppose
- ☐ Strongly oppose

Q9. Do you have any other comments on our early-stage plans for the first stage of development at Red Bank (Plots NT02 – 04)?
(You can use this space to explain your response to either of the last two questions)

About you

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Please tell us your name:

What is your email address:

Please tell us your postcode:

Appendix 14: Phase Four Consultation Postcard



Have your say

Our next stage of consultation will be open from 21 February to 12 March 2023.

Come along to one of our consultation events

We'll also be holding two drop-in events for you to talk to members of the team, find out more and share your views on the development.

Tuesday 28 February 2023, 3pm to 7pm

Thursday 02 March 2023, 11am to 3pm

Venue: GRUB 50 Red Bank, Manchester, M4 4HF

From Tuesday 28 February, you'll find information about our updated proposals and details of how to respond on our consultation website (www.redbank-regeneration.co.uk).



Any questions? Feel free to get in touch

Phone: 08081 699993

Email: info@redbank-regeneration.co.uk

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Appendix 15: Phase Four Consultation Poster

We want to hear your views

On our proposals for the next stage of development at Red Bank

At our last stage of consultation, FEC shared the vision and early design proposals for Plots NT02 – NT04 in New Town, which will be the first area of Red Bank to take shape.

We're now ready to share more detailed design proposals for these plots, including the buildings, streets and spaces that will bring this area to life.

We're keen to hear your views on these draft proposals as part of our final stage of consultation.

Come along to one of our consultation drop-in events here at GRUB

- Tuesday 28 February, from 3 – 7pm
- Thursday 2 March, from 11am – 3pm

Our consultation will be open until Sunday 12 March.

More info at www.redbank-regeneration.co.uk

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Appendix 16: Phase Four Consultation Emails

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WE WANT TO HEAR YOUR VIEWS

On our detailed design proposals for the first stage of development at Red Bank

Over the last three stages of consultation, Far East Consortium (FEC) and Manchester City Council have outlined plans to transform Red Bank as they evolve.

Most recently, FEC shared the vision and early design proposals for Plots NT02 – NT04 in New Town, which will be the first area of Red Bank to take shape.

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We're keen to hear your view on these draft proposals as part of our final stage of consultation before we submit our planning applications.



Have your say

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During this phase of consultation, we have shared detailed design proposals for these plots, including the buildings, streets and spaces that will bring this area to life.

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Have your say

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Appendix 17: Phase Four Consultation Event Display

Welcome



Working together to transform the Red Bank neighbourhood

Over the last three stages of consultation, Far East Consortium (FEC) and Manchester City Council have outlined plans to transform Red Bank as they evolve.

Most recently, FEC shared the vision and early design ideas for Plots NT02 – NT04, which will be the first areas of Red Bank to take shape.

The next couple of banners provide a reminder on the wider vision and masterplan for the Red Bank neighbourhood, before we outline our more detailed proposals for Plots NT02 – NT04 which are the focus of this stage of consultation.

We want to hear your view on these draft proposals as part of our final stage of consultation before we prepare to submit our planning applications.

Part of Victoria North

Victoria North is a joint venture between FEC and Manchester City Council to deliver transformational regeneration in North Manchester.

Running north of the city centre along the River Link, from Red Bank and New Cross up to Collyhurst, Victoria North is creating 75,000 new homes within sustainable residential neighbourhoods which will benefit from new and improved transport links, community facilities and a network of green public spaces.

VICTORIA NORTH **MANCHESTER CITY COUNCIL** **Far East Consortium**

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RED BANK

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Overview: Plots NT02 - NT04

The next detailed phase of development at Red Bank will take place on three adjacent plots of land on Dantzic Street (Plots NT02 - NT04), adjacent to FEC's Victoria Riverside scheme which is currently under construction.

These plots form part of New Town, which will be the first of the three distinctive neighbourhoods in the wider Red Bank masterplan to take shape.

Plots NT02 - NT04 in the context of the wider Red Bank masterplan



Detailed landscape plan of Plots NT02 - NT04

New Town will be an extension of Manchester City Centre and urban in nature. Development on these plots will deliver:



RED BANK

A thriving, sustainable community

The buildings will engage with the surrounding streets and public realm, including a number of key public spaces.

Delton Street: Improvements to the footpath and introducing new cycle lanes.

Travis Passage: Embracing the natural topography of the site, featuring ecological zones and natural play elements.

Dulwich Street: Fully accessible residential road with high quality public realm, commercial spill-out areas and launch pads.



Dentzic Street: Multi-modal corridor with new cycle lanes, footpaths, planting, and street trees.

Club Houses: Providing a mix of residential amenity and commercial uses.

Ground floor activation: Including residential entrances and c. 2,000 sqm ground floor retail, commercial and leisure space along Dentzic Street to support local independent businesses.



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Streets and public realm

The public realm design principles amplify the connections between communities, the built environment and urban nature through the incorporation of natural elements, patterns and layouts.

The buildings are defined by the public realm and incorporate the principles of Wild Urbanism:

Planting and biodiversity, incorporating a range of species.

High quality materials – durable and sustainable as well as providing character.

Sustainable urban drainage systems (SuDS).

Movement and interaction – allowing for different modes of transport and activities.



Newly introduced Dulwich Street will be a residential road where pedestrians are prioritised. High quality public realm will be activated by commercial spill-out areas and launch pads.



Launch Pads

Launch Pads are a new street typology that secure active space within the public realm. They are activated through either commercial, recreational or ecological uses.



Commercial launch pad

With ample space for seating and a modular theme structure, the commercial launch pad creates an interactive outdoor space providing opportunities for markets, dining or events.

Recreational launch pad

An outdoor space for residents to gather, relax and play together, with accessible play equipment and outdoor gym. Recreational use also allows for dog and fitness, as well as singing and recreation.

Ecological launch pad

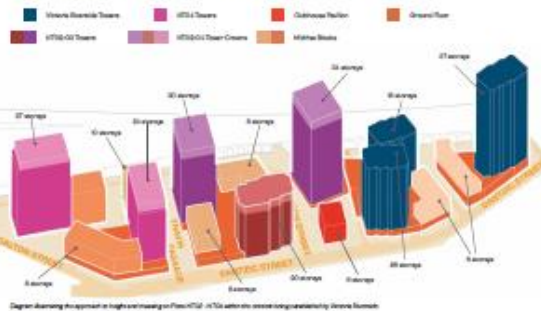
Offering residents and visitors a space to enjoy a natural environment in an urban setting. Ecological launch pads provide the introduction of areas of biodiversity and wildlife, water management and connection to nature.

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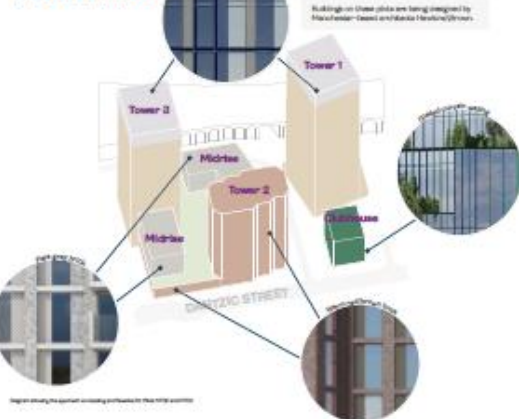


Building designs

The proposed height and massing responds to the Strategic Regeneration Framework (SRF) vision for the New Town area to create a high-high-density, apartment-led development. The proposals include a range of approaches to building design and façade materials which help establish a unique character.



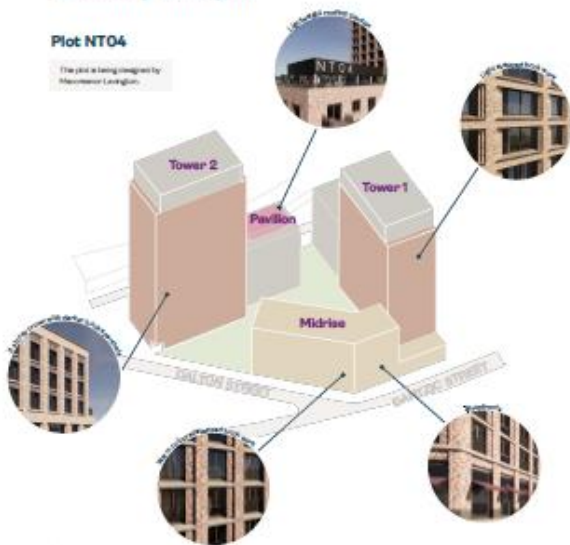
Plots NT02 - NT03



Building designs

Plot NT04

The plot is being designed by Hochtief Construction





Phasing and next steps

Once we've considered all feedback and finalised our proposals, we aim to submit our planning applications in Spring 2023. This will include both a detailed planning application for Plots NT02 – NT04 and an outline application for the wider Red Bank masterplan.

Subject to the planning process, works for the first stage of development could start on site early in 2024, with construction phased over a number of years.

Building on the momentum of Victoria Riverside, New Town will start to take shape from West to East, with the public realm helping to connect each phase into existing neighbourhoods.

Tell us your views

You'll find the information at this event on the consultation website: www.redbank.vic.gov.au/redbanknewtown, alongside the material from our previous stages of consultation.

The consultation will be open until 12 March. You can submit feedback using the online questionnaire, or pick up a paper copy here at the event – just ask a member of the team.







Appendix 18: Phase Four Feedback Form



**RED
BANK**

Red Bank Stage 4 Consultation Questionnaire

The information displayed at our public drop-in events may be helpful in responding to some of these questions. If you weren't able to attend either of these events, the information displayed at this and previous stages of consultation can be found at www.redbank-regeneration.co.uk/consultation.

All questions are optional unless indicated otherwise.

About you

Before we start, we would like to know a little bit more about you. The following questions are just to give us an idea of who is responding to the consultation, and to allow us to contact you with updates (if you would like us to).

Q1. How would you describe your interest in Red Bank?

(Please select as many as apply)

- ☐ I'm a local resident ☐ I own a business in the area ☐ I work in the local area ☐ I'm part of a local interest group
- ☐ I visit the area regularly ☐ Other (please specify):

Q2. If you are part of a local group or organisation, please tell us the name of the organisation:

Q3. Would you like us to contact you to keep you up to date on the proposals?

- ☐ Yes ☐ No ☐ I've already signed up for updates

Q4. How did you hear about the consultation?

(Select as many as apply)

- ☐ Postcard/flyer delivered to my home ☐ Email update ☐ Media coverage ☐ FEC social media channels
- ☐ Social media (other) ☐ Word of mouth ☐ Poster at GRUB
- ☐ Other:

Our updated proposals for Plots NT02 – NT04

This final stage of consultation introduces more detailed design proposals for the next detailed phase of development at Red Bank, which will take place on three adjacent plots of land on Dantzic Street (Plots NT02 – NT04).

Development on these plots will deliver 1,550 new homes across seven new buildings. Providing a mix of one, two and three-bed apartments and townhouses, the proposals also include a variety of ground floor uses to provide community amenities and extensive public realm.

Q5. What are your views on our emerging proposals for development on Plots NT02 – 04?

(Please select one option)

- ☐ Strongly support ☐ Support ☐ Not sure / no opinion ☐ Oppose
- ☐ Strongly oppose

Q6. Our emerging proposals for these plots include high quality public realm, including streets and spaces, as well as new and improved pedestrian and cycle routes. What are your views on these proposals? (Please select one option)

- ☐ Strongly support ☐ Support ☐ Not sure / no opinion ☐ Oppose
- ☐ Strongly oppose

Q8. Do you have any comments on our emerging proposals?

(You can use this space to explain your response to either of the previous questions, or for anything else you would like us to consider)

About you

You do not have to supply personal details; however, it will help us work towards meeting the needs of the public during the consultation period and enable us to contact you regarding Red Bank consultation. Your personal details will be stored in compliance with the GDPR by Counter Context, acting on behalf of the Red Bank project team, and will not be shared with any third parties.

Please tell us your name:

What is your email address:

Please tell us your postcode: