



Ancoats Green, Jersey Green and Prussia Street Greenway Public Realm Improvements

Statement of Consultation

February 2023

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1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission, submitted on behalf of Manchester City Council, in respect of land bound by Portugal Street to the north, Wadeford close to the east, and the Rochdale Canal to the south in Ancoats, Manchester.
- 1.2. The Proposals involve improvements to the public realm within the Poland Street Zone as defined by the Poland Street Zone Neighbourhood Development Framework ('NDF') (2020). The public realm improvements will consist of a series of green open spaces which will allow for various uses for the community and will offer better connections for pedestrians, promoting sustainable movement through the Poland Street Zone. The improvements are focused on three 'character areas': Ancoats Green; Prussia Street Greenway; and, Jersey Green.
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.
- 1.4. The following documents have been included within this report as evidence to support the statements that have been made:
 - Site Location Plan (Appendix 1)
 - Consultation Boundary (Appendix 2).
 - Consultation Letter (Appendix 3).
 - Consultation Boards (Appendix 4).
 - Workshop Presentation (Appendix 5)

The Site

- 1.5. The Application Site (the 'Site') is approximately 1.81 hectares and is located within the Poland Street NDF area. The Site comprises a mixture of soft and hard landscaping.



Figure 1.1 – Existing Site Plan with Red Line Boundary

- 1.6. In March 2022, an addendum to the Poland Street NDF was endorsed at MCC's Executive. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood, this is known as the 'Poland Street Zone Public Realm Strategy'.
- 1.7. The Application is the second application to come forward as a package of public realm improvements within the Poland Street NDF area.
- 1.8. In June 2022, planning permission was granted for the demolition of the Jersey Street bridge. The demolition of the Jersey Street bridge is key in creating a level, pleasant and safe connection for the Prussia Street Greenway to the Rochdale Canal, and to Ancoats Green.
- 1.9. A full summary of the Site context and planning history is provided in the supporting Planning Statement submitted with this application.

The Proposed Development

- 1.10. The Proposals comprise public realm improvements which are focused on three 'character areas':
- **Ancoats Green:** As part of the proposed public realm improvements Ancoats Green will be an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community.
 - **Prussia Street Greenway:** A simple green linear corridor will be created, providing a connection from Portugal St to Rochdale Canal canal edge. The design celebrates the hidden alignment of the Prussia Street Canal Arm through drainage design and plant selection.
 - **Jersey Green:** The proposals will maintain Jersey Green in its current layout with minimal yet impactful interventions to the green. Interventions include improvements to footpaths, additional seating opportunities, wildflower lawn and improved connectivity to the wider neighbourhood.
- 1.11. The formal description of development contained within the planning application form states:
- "Full Planning Permission for the phased delivery of public realm improvements and associated works across 3 character areas including Ancoats Green (Area A), Prussia Street Greenway (Area B) and Jersey Green (Area C)."*
- 1.12. Full details of the Proposed Development are contained with the Planning Statement submitted with the Application, in addition to the Design and Access Statement prepared by Planit-ie.

Pre-Application Consultation

- 1.13. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme's design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account. This exercise has taken place in two forms as set out below.

Poland Street Zone Public Realm Strategy Consultation

- 1.14. The Site forms part of the Poland Street Zone NDF area, which was endorsed by Manchester City Council's Executive in July 2020. In March 2022, an addendum to the Poland Street Zone NDF was endorsed at Manchester City Council's Executive.
- 1.15. Prior to its endorsement, a public consultation programme ran between 31 January 2022 and 27 February 2022. The consultation was undertaken by staff from the Strategic Development Team at MCC with support from external consultancy firm Counter Context Limited.
- 1.16. The majority of responses provided were supportive of the proposals included in the draft Public Realm Strategy. The main themes emerging from the consultation are outlined in Section 3 of this Statement.
- 1.17. Comments received during this formal consultation were incorporated into the Public Realm Strategy prior to being presented back to Manchester City Council Executive Committee. The comments received were also used to inform the Application Proposals.

Detailed Application Specific Consultation

- 1.18. Public consultation focused on the detailed planning application and was primarily conducted through two workshops, which were attended by members of the project team including the landscape architects (Planit-ie), MCC, planning consultant (Deloitte), and project manager (Faithful+Gould). The venue and times of the public workshops are detailed below:
- Wednesday 12 October 2022 – Halle St Michael’s – 12pm to 1.30pm.
 - Wednesday 12 October 2022 – Halle St Michael’s – 5.30pm to 7.00pm.
- 1.19. The workshops provided a 30-minute presentation by the project team and client providing the context and presenting the baseline proposals. A workshop then took place in groups and discussions were focused around four topics: habitat; activity; heritage; and sustainability. The workshop was led by Planit-ie.
- 1.20. The proposals contained in both the Public Realm Strategy and this application have been developed in consultation with the Local Planning Authority, Officers at MCC (Highways, Flood Risk, Access, Arboricultural, Parks Team and Neighbourhood Team), Statutory Consultees, Local Ward Councillors, Greater Manchester Police, as well as adjoining landowners and occupiers, and the general public.
- 1.21. This Statement of Consultation explains in detail the programme of consultation that the scheme has been through in order to ensure that issues could be considered and addressed as the proposals came forward.

Report Structure

- 1.22. The remainder of this Statement is structured as follows:
- Section 2 – sets out the relevant planning policy and requirements.
 - Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
 - Section 4 – presents the summary and conclusions.

2. Policy Context

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

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
- 1 Where—
- a) a person proposes to make an application for planning permission for the development of any land in England, and
 - b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).
- 2.6. Subsections (2) and (3) state:
- 2 The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
 - 3 The person must consult each specified person about the proposed application.
- 2.7. Subsection (4) outlines the requirements regarding publicity of applications:
- 4 Publicity under subsection (2) must—
- a) set out how the person (“P”) may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and
 - b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.
- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework

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

National Planning Policy Guidance

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

Local

Manchester City Council Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.18. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.19. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.20. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.21. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

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

3. Consultation Strategy and Responses

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

Poland Street Zone Public Realm Strategy

- 3.2. A public consultation programme for the Public Realm Strategy ran between 31 January 2022 and 27 February 2022. The consultation was undertaken by staff from the Strategic Development Team at MCC with support from external consultancy firm Counter Context Limited. The following consultation methods were used:

- A Poland Street Zone Public Realm Strategy consultation webpage was set up on the www.manchester.gov.uk website, which provided details of the draft Poland Street Zone Public Realm Strategy, download links to the relevant documents, an online feedback form, and a dedicated email and phonenumber for comments and feedback.
- 2,742 leaflets were sent by Royal Mail standard delivery to all land and property owners and residents within the study area, promoting the availability of online material and encouraging feedback.
- Two drop-in events were held on 14 February 2022 between 12pm – 2.30pm and 5pm – 7pm at Halle St Peters. These were joint consultation events with the “This City” Rodney Street Scheme.
- The Leader of the Council and the Executive Members for Housing and Regeneration and local Members were briefed by the Director of Growth and Development and the interim lead for the Eastern Gateway.
- A press release was circulated to relevant business pages and media organisations to promote the start/end of the consultation period and the drop-in events that were scheduled.
- Social media accounts were used to promote both online consultation and the drop-in events.
- An email briefing and link to the Poland Street Zone Public Realm consultation web page was provided to key public and statutory stakeholders; including Homes England, Transport for Greater Manchester, Historic England, United Utilities, The Environment Agency, Greater Manchester Fire and Rescue Service and Greater Manchester Police.
- One to one briefing sessions were held with key Manchester City Council departments including Planning, Highways, Neighbourhoods, Park and Public Realm teams.
- One to one briefing sessions were held with developers and landowners in the area and they were also invited to attend the drop-in events and the public realm consultation materials was also shared with all parties.

- 3.3. During the consultation period a total of 8 responses were received, including 81 responses from the public, 2 responses from landowners/ developers and 5 responses from statutory consultees and stakeholders. Some of the key themes from the consultation comments are summarised below.

- Transport and Movement
 - Support for measures to reduce rat-running and improve connectivity in the area.
- Ancoats Green
 - Support for the establishment of Ancoats Green as the heart of the neighbourhood.

- Concerns over the changes being made to the green which could result in a reduction of landscaping at Ancoats Green.
- Trees
 - Retention of as many trees as possible.
 - Supportive of planting of more trees in the area.
- Amenities
 - More amenities to reflect the area's growth, development, and influx of residents in recent years.
- Crime reduction and neighbourhood management
 - Supportive of measures being taken to address the ongoing issue with crime and anti-social behaviour.
 - Requests for increased surveillance and street lighting.
- Heritage
 - Supportive of maintaining the character of the area.
- Parking
 - Requests to address parking issues.

3.4. As a result of the consultation process, the Public Realm Strategy was updated prior to being endorsed. The updates related to the comments received and the key changes are as follows:

- The document was amended to make support for families a clearer theme in the Public Realm Strategy as there are a growing number of families within the neighbourhood.
- More detail was included within the phasing section of the strategy as requested.
- Specific sections on Stewardship and Maintenance; Softworks; Inclusive Design; and Drainage were added to the Strategy document to respond to requests for more information relating to these subjects.
- The document was amended to acknowledge the parking issues in the area and to support the creation of strategies for managing this.

3.5. The Public Realm Strategy consultation gauged opinions from all stakeholders including the local community. Valuable insights were gained and have informed the design of the public realm improvements.

Detailed Application Specific Consultation

3.6. Pre-application consultation for the Application has been focused on three key strands of consultation:

- Consultation with statutory consultees and key stakeholders to develop the parameters of the design;
- Consultation with the general public (including residents and businesses) and Local Ward Councillors through a participatory design consultation; and,
- Consultation with other statutory consultees and other key stakeholders to inform them of the design.

3.7. Further to the Public Realm Strategy consultation, in line with MCC's Statement of Community Involvement and as agreed with the Local Planning Authority, the following application specific consultation has taken place to date:

- Dialogue with Senior Planning Officers, which has taken place throughout the design development process in order to ensure their support in principle;

- Two design workshop public consultation events that have taken place during design development;
- Surrounding landowners have been provided with a consultation briefing and regular project updates;
- Greater Manchester Police (via the Design for Security Team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- Historic England were offered a briefing on the proposals; and,
- Key MCC departments (MCC Highways, Flood Risk, Access, Arboiculture, Parks Team, and Neighbourhoods Team) have been consulted, and their advice has been addressed in the application Proposals.
- Local Ward Councillors were directly contacted to inform them of the Proposed Development and invited to Public Consultation Workshops

3.8. The sections below further describe the consultation activity undertaken in the preparation of this Application and provide a summary of the feedback and how it has been addressed.

Local Planning Authority

- 3.9. During the design development regular dialogue has taken place with MCC Planning Officers in order to present the proposals and gather feedback.
- 3.10. The outcome of the pre-application discussions has been positive and supportive of the proposals in principle on the basis that they will complement the wider planning and regeneration plans and economic objectives for the Poland Street Area. Further details of how this has been achieved are provided within the accompanying application documents including the supporting Planning Statement and Design and Access Statement.
- 3.11. The Applicant will continue to work positively and pro-actively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Local Residents and Businesses

- 3.12. Consultation with local residents and businesses has included two design workshops on the proposals, which were undertaken in October 2022.

Notification of Public Consultation

- 3.13. Local residents and businesses were invited to the design workshops via letters.
- 3.14. Approximately 919 no. letters detailing the proposals, the time, date, and location of design workshops were delivered to local residents and businesses by a combination of Royal Mail on 15 September 2022. A second delivery date by a Private Delivery Company was arranged on 4 October 2022 to cover approximately 716 no. addresses that may have been missed from the original data set.
- 3.15. The Consultation Boundary is included within Appendix 2 and is consistent with the consultation zone which was used for the Public Realm Strategy consultation. A copy of the Consultation Letter is included at Appendix 3.
- 3.16. Additionally copies of the letters were shared with local residents' groups (including Friends of Ancoats Green), building management agents and Co-op Academy New Islington, for circulation via their mailing lists and internal communication channels.

Public Design Workshops

- 3.17. Two design workshops were hosted by the project team. The venue and times of the public workshops are detailed below:
- Wednesday 12 October 2022 – Halle St Michael's – 12pm to 1.30pm.
 - Wednesday 12 October 2022 – Halle St Michael's – 5.30pm to 7.00pm.

- 3.18. Materials available at each event included a series of display boards featuring the context and proposals; a presentation which provided an overview of the work that had been completed to date and some of the baseline proposals; and a set of visual cards which could be used to start discussions relating to different themes in the workshop groups.
- 3.19. Attendees of the workshop were randomly allocated table numbers when they arrived to ensure that each workshop group had a range of people and therefore could have a range of discussions. There were 3 tables in total with two members of the project team on each table.
- 3.20. The design workshop sessions started with a presentation by the project team, which was followed by a Q+A session, giving attendees an opportunity to raise any questions. A c. 40-minute workshop discussion then took place on each table. Discussions were focused around four topics – habitat; activity; heritage; and sustainability.
- 3.21. In total, 26 members of the public and 2 Ward Councillors attended the design workshops.
- 3.22. Following the design workshop, attendees were emailed a feedback form which provided them with the opportunity to provide any further comments and feedback. Attendees were asked to return completed feedback forms by Friday 21 October 2022.
- 3.23. An extensive summary of the issues raised by respondents throughout the design workshops and within the feedback forms via email is provided in Table 2 below.

Table 2: Response to comments from the Design Workshops and Feedback Forms

Theme	Matters Raised	Applicant Response
Uses	Positive response to proposed play equipment such as slides and ground trampolines.	The proposals contain a number of opportunities for activities within the site to get fit and have fun. A range of accessible play, formal play and informal play will be provided within Ancoats Green. The formal and informal play provision has been provided to offer exciting play opportunities for children over the age of 3. The Design and Access Statement sets out the play equipment that will be provided within the formal play space. Informal play within the wider green was deemed suitable as natural play items will complement the open character of the space. Additionally, a clear internal running and cycling loop of 100m will be provided within Ancoats Green.
	Positive response to tower feature.	
	Desire for exercise equipment to be included in the park, which can be used by older users. Play shouldn't be only for children.	
	Positive responses to the inclusion of gym equipment within the park as respondents were not aware of any locations nearby that have this as a facility.	
	Positive responses to providing accessible play within Ancoats Green e.g. slide and roundabout.	The proposals for Ancoats are intended to be as inclusive as possible to accommodate a range of users, allowing all of the streets and spaces to be appreciated and enjoyed by all. Inclusivity and accessibility have been one of the main drivers in selecting formal play items for the space. Accessible items proposed for the play area include an accessible roundabout, accessible trampoline, and an accessible slide. A mound has been created in and around the play space in order to facilitate compliant access for wheelchair uses.
	Request for the play equipment to be accessible for as many users as possible. Nest swings are not suitable for disabled children or adults unless they have enough core strength. Disabled swing seats are better and can be used by adults too.	
	The space is small and therefore need to be creative with how we use it. Any play equipment or street furniture which is put into the space shouldn't take up too much room.	

Theme	Matters Raised	Applicant Response
	Suggestion that the existing contours in the landscape should be maintained to encourage multi-functional use, rather than just sport or play.	The design team has identified that the open lawn space in Ancoats Green and Jersey Green should have minimal design intervention so they can be used for passive uses. An area of Ancoats Green has been identified for formal play provision which can be partially enclosed around a raised landform. This will create an informal boundary between the play space and the open lawn space.
	Suggestion more play is needed due to lack of facilities nearby.	A range of accessible play, formal play and informal play will be provided within Ancoats Green.
	Supportive of play equipment which is different to what is elsewhere in the City, to create distinctive space.	Additionally, the design team has proposed that the heritage of the site can be interpreted through the design of the play equipment. This will ensure that the play equipment is unique to Ancoats Green.
	Positive response to the idea of informal play within the space.	The proposals are focused around three distinctive character areas. Ancoats Green is proposed to be an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community. The space will include formal play provision; wetland planting; open law space; a flexible hard open space; cherry tree planting; and, an area which can be used for growing. Due to Jersey Green's current popularity with the community, the intention was to maintain its current layout with minimal yet impactful interventions including improving footpaths; additional seat opportunities; improve connection across the Rochdal Canal; and, wildflower lawn planting. This community space will aid in creating a space of social interaction for members of community. The proposed play area as well as open green space also provide the perfect place for both children and adults to let off steam through both formal and informal play.
	Suggestion that Ancoats Green could provide a more formal play experience, whilst Jersey Green could be more natural and informal.	
	Support for a range of uses within Ancoats Green but would like the area referred to as Jersey Green to be simple. This will allow people to use the space as they want.	
	Positive outlook of the park as somewhere for people to let off steam.	
	Positive feeling towards the social element of the playground.	
	Question raised as to how the play area will be separated from the rest of the green.	Design elements such as gradual sloping will be implemented to prevent dogs entering play area to ensure a safe space for children to enjoy. Play areas will not be ring fenced to separate from the rest of the green.
	Request for a clear design boundary around the play areas to ensure the areas remain safe for children e.g. no dog mess.	
	Supportive of a potential coffee/snack stand for use during lunch breaks.	Whilst a formal café has not been included within the proposals, the design team have identified a hardstanding open space within Ancoats Green which will provide space for Community Uses to spill out into the Green.
	Suggestion of a mobile café with affordable options.	

Theme	Matters Raised	Applicant Response
	A negative response towards ground markings as there is not much space.	A clear internal running and cycling loop of 100m has been identified by the design team, however there are ground markings or mile marker posts have not been proposed at this stage.
	A negative response to ground markings as the space is small and therefore the respondent believed that the canals provide a better running route.	
	Supportive response to subtle on ground markings or mile marker posts to provide some idea of distance to runners.	
	Comments which highlighted that there are many runners in the area who could benefit from ground markings.	
	Suggestion to include a sensory garden.	A range of different planting typologies has been selected across the scheme and each will play a specific role in the success of the public realm. Whilst a formal sensory garden space is not proposed, the planting will be chosen in a range of colours to create high quality yet robust planting mixes, which will add interest to the spaces.
	Request for a community growing space either integrated throughout Ancoats Green or focused in one area. Some respondents indicated that the inclusion of a growing space was a priority.	The vision for Ancoats Green is for it to have a strong community function. A potential future Growing Area has been identified by the design team as an area that could be managed by the community. This will contribute to the space becoming a place where people can come to socialise, take part in community activities and engage with friends and family. The design team hope that the local community will take ownership of the space.
	Suggestions for group planting events for flower planting.	
	Comments which stated that they would like to be involved with planting fruit trees and wildflowers. Some requests for this to be done as a community event.	
	Request for Ancoats Green to have minimal planting when it opens, with the option for the community to plant more wildflower and fruit trees in specific areas. The respondents believed this would be a positive community experience and would provide the community with a sense of ownership of the space.	
	Respondent noted that planting is a social activity and that it works well in other locations when it is managed by a group (e.g. Royal Mills).	
	Stated that community planting would be welcomed as a lot of residents do not have the space in their homes to grow things.	
	Request of whether rainwater could be collected for the maintenance of planting within Ancoats Green.	
		The proposed surface water drainage strategy seeks to utilise SuDS, aiming to reduce flood and pollution risk through techniques such as capturing, slowing and filtering surface water run-off. Water will be directed to the lowest level in the Park and filtered through rain gardens.

Theme	Matters Raised	Applicant Response
	Request for local artists to be incorporated in the design of decorative features such as seating.	The design team has proposed that the heritage may be interpreted in the public realm through artwork relating to the flint glass work patters. The amount of art within the space will be limited though to ensure that the space is low maintenance.
	Mixed views on detailed seating – concerns it could be too costly and may be better as separate art.	A range of seating is proposed across the public realm. Additional seating opportunities are proposed on Jersey Green to improve the passive use of the Green near the canal. Seating and resting areas will have a range of seat height and back rests with additional room for wheelchairs, prams and scooter users. The Site will be maintained predominantly by MCC, therefore furniture will be chosen so that it is easy to maintain.
	Supportive of seating near the canal.	
	Seating must be introduced carefully as to not encourage anti-social behaviours and homeless sleeping.	
	Supportive of seating in visible spaces with good natural surveillance so that it does not attract anti-social behaviour.	
	Benches of the type indicated in the workshop (timber and integrated) would encourage visitors to use and enjoy Ancoats Green and the other spaces more	
	Supportive of integrated benches as they feel less formal and more organic.	
Dogs	There is a need for more bins to support dog walkers.	Appropriate bins will be incorporated across the streets and spaces strategically positioned as part of the maintenance strategy.
	Concern raised as to whether dogs would be allowed off leads in the green.	The intention for the public realm is to create a place that is welcoming for all and provides opportunities for a range of activities in a safe environment. Dogs will be welcome within the public realm, with significant open space suitable for walking dogs. There will therefore not be a designated fenced off section allocated for dog use only, as dog walkers and owners will be one of a number of user groups for the space.
	Ancoats Green is currently seen as a space most used for dog walking rather, other than that could be considered an 'underused' space	
	Request for dogs to be kept out of the play area through the inclusion a design barrier or a fence.	
	Respondents welcomed a no fenced in dog area, but parents were worried about dog management in the play area.	
Maintenance	Question raised as to who will be responsible for the management of the park – will this be MCC?	The City Council will be responsible for the management and maintenance of the public realm. Ancoats Green will be managed by the Parks Department as this is how it is currently managed. Collaboration with other stakeholders will also take place to create the site care strategy.
	Comments which highlighted that littering is an issue within the area currently, with people also throwing litter into the canal. Request for more bins to be provided.	
	An active litter-management policy would be desirable, as the accumulation of litter would have a strongly detrimental impact upon the nature of the spaces.	

Theme	Matters Raised	Applicant Response
	Many suggestions that community groups could help with maintenance and planting. Support for Friends of Ancoats Green to be included.	The support of the Friends of Ancoats group is important for these proposals. The contribution the group has made to the Green over the years has been recognised, therefore any support from the group in advancing these proposals would be greatly welcomed.
	Respondents noted that if this is one of the first spaces to come forward in the area then it is important that it can be maintained easily so it can look great for years to come. Respondents stated that they did not want any street furniture or signage which is susceptible to damage. The space must be designed for longevity.	Durable and long-lasting materials have been prioritised in the design to prolong the lifespan of the street furniture and signage.
	Many comments relating to the maintenance and longevity of any street furniture or play equipment within the space. Anything in the public realm should be easily maintained and durable.	
	Information boards and other equipment in the park should be durable and not easily broken.	
	The green currently attracts homelessness and rough sleeping. How will the development deal with this?	Existing resources will be utilised to manage these activities including ASBAT Team, Police, Neighbourhood Team and the Parks Department.
	Will the park be open 24/7?	Both Ancoats Green and Jersey Green are publicly accessible open spaces and will not be closed at any point.
Daylight Sunlight	Will development on the south side of the green shade large areas of the park?	There will be some overshadowing at certain points of the day, however this has been considered in the design of proposals, with appropriate trees and planting selected for their proposed location.
Crime and Safety	Many comments referenced that anti-social behaviour was prominent on Ancoats Green.	The public realm has been designed to reduce current levels of anti-social behaviour in the park, by aiming to increase the amount of natural surveillance in the area. Existing resources will also be utilised to help manage anti-social behaviour, this includes ASBAT Team, Police, Neighbourhood Team and the Parks Department.
	Concerns raised about anti-social behaviour in areas surrounding Ancoats Green, with car break-ins on nearby streets referenced.	
	Concerns raised regarding the management of anti-social will be managed as high crime could spoil the improvements to the area.	
	Concerns that things within the park such as natural play could be used wrongly if not overlooked and instead may attract anti-social behaviour.	
	Negative response to certain types of play equipment as there are concerns that it could attract anti-social behaviour (e.g. swing, tower, and trampolines).	Formal play areas have been well designed to maximise levels of natural surveillance through limiting hidden or enclosed spaces that encourage anti-social behaviour.

Theme	Matters Raised	Applicant Response
	Comment stating that local people do not use the park located within the estate as it is considered to be 'not safe'. Important that any new facilities within the park have good natural surveillance and feel safe.	Additional CCTV is not proposed as part of the public realm improvements. However, proposals have been designed to maximise natural surveillance within the park. The design has been developed to avoid hidden or enclosed areas through placement of physical features such as trees and play equipment. In doing so visibility within the park has been maximised to discourage anti-social behaviour associated with hidden spaces. Lawn enhancements have been proposed as part of the public realm improvements to provide high quality surfaces across all open green spaces. Such improvement will limit any opportunity for items to be hidden within ground surfaces. A hardworks strategy has also been brought forward for footpaths and formal play areas. Materials have been carefully considered to provide high quality solid surfaces.
	Will CCTV be introduced?	
	Respondent noted that drug use is a problem currently in the area, therefore ground should be solid so needles cannot be hidden.	
	Respondent stated that events in Ancoats Green would help to increase natural surveillance.	
	Comments stated that the design should not introduce any secluded or hidden areas as this encourages the anti-social behaviour to take place in these locations.	
	Support for developments fronting the park to come forward, as this will increase the amount of natural surveillance and feeling of safety.	
Lighting	Comments stating that the priority for lighting is to ensure that it is clear and makes the area feel safe.	Additional lighting is proposed within the park along key footpaths and around formal play areas. Existing lighting features located around the perimeter of the space will also be maintained. Lighting features have been proposed to maximise safety and security within the space. The external lighting design will provide even and efficient lighting across the streets, spaces and Ancoats Green, ensuring they are safe and accessible after dark. Lighting will be designed to adoptable standards, the street lighting will be coordinated with the 'Green Street' proposals, with columns located discretely to avoid clutter, complement the street scene Hinged columns have been proposed for new lighting features examples of which can be seen within the Design and Access Statement.
	Positive response to gateway lighting, embedded lighting, and strip lighting in pathways.	
	Respondents stated that they did not want the lighting to be over-designed or multifunctional. They want to ensure that the lighting is simple, it works well, is not easily broken and improves the space.	
	The provision of lighting would be beneficial - Ancoats Green is currently a "black-hole" in the local night-time environment	
	Comments stressed the need for well-lit routes through Ancoats Green to ensure safety for those walking through at night. Noted that the Mobility Hub users may need to walk through the park.	
	Supportive of finger posts which also provide lighting, as would like to see multifunctional durable equipment within the space.	
	Comment relating to the maintenance of lighting and ensuring that lighting is fixed quickly if it breaks.	The maintenance of the Green and lighting columns will be undertaken by MCCs Parks Department.
	Will the Council maintain the lighting?	
Vehicles and Parking	Questions raised as to how it will be ensured that people park within the mobility hub and not on the street?	We agree that parking is an issue within the area, and this has been raised at previous consultations. A study is being finalised which will inform the

Theme	Matters Raised	Applicant Response
	Will traffic calming measures be introduced on Jersey Street?	future TRO Strategy. This strategy will prioritise residents and cyclists. The public realm strategy is supportive of avoiding 'rat-running' through the area by preventing vehicles from driving directly through the neighbourhood. In addition to this, contractors for new developments have been asked to use public parking, rather than on-street parking, so that they do not add to the commuter parking issue in the area. Where on-street parking opportunities are proposed to be removed by the TRO strategy, this should reduce instances of commuter car parking in this area. Parking in the area will also be facilitated within the proposed Ancoats Mobility Hub. The project is proposed to meet the parking requirements of residential and commercial development in Ancoats, removing parking from individual schemes and promoting a shift away from car ownership by providing the infrastructure to offer sustainable alternatives. This proposal received planning permission in July 2021.
	How will Wadeford Close change when the design comes forward?	
	Concern raised that all parking in the area is being removed. Where will cars go? Will this increase the amount of fly parking?	
	Comments stating that parking on Wadeford Close is a problem (fly parking) and this has related to a lot of car related crime.	
Habitat	Positive response to wildflower meadow.	The proposals look to enhance biodiversity and habitats within the area, which includes wildflower planting. 4800m² of wildflower planting is proposed within the public realm improvements, while a 600m² planting increase and a 76% increase in trees is also proposed. The proposals will also enhance biodiversity as a result of wildlife supporting natural structures such as planting, tree log piles and bird boxes. MCC parks department will be responsible for the maintenance of wildflower within the space.
	Supportive of wildflower for biodiversity benefits, particularly in relation to insects and birds.	
	Suggestions that wildflower planting could be extended further to the Jersey Green.	
	Wildflowers can be a litter trap and hard to maintain	
	Support for wildflower along the canal as it can provide a natural barrier.	
	Sitting space is more valuable than wildflower beds.	

Theme	Matters Raised	Applicant Response
	Comments stating that trees should be properly placed to ensure that they get enough sunlight. One comment noted that Ancoats Canal Project planted fruit trees along canal before, but they did not seem to thrive in this location.	The proposed palette will include a mix of native and ornamental trees that suit the location and will create a coherent planting theme that builds on the trees already present, particularly within the park. The site will comprise 52 no. semi-mature single and multi-stem trees. New trees were chosen for their aesthetic and biodiversity benefits. The majority of species have been selected for their climate resilient, native character or water tolerance quality. As part of the public realm design we are not proposing that any trees are planted within planters and that all trees will be planted within the ground to provide long term growth and establishment.
	Comments stating that trees should be managed.	
	Support for shorter trees as the area already has tall trees.	
	Support for trees with long life spans and trees that are adaptable to changing climates.	
	Suggestion that seasonal trees should be included as they provide variety and colour to the space. One respondent noted that they loved the colours that the willow tree provides on-site.	
	There is already a good range of trees in Ancoats Green and planting of smaller trees may compliment this to provide fullest seasonal foliage's and not overwhelm the space	
	Some evergreen species should also be considered	
	Request for trees to be provided that can support birds and bats with nesting and foraging.	
	Respondent supportive of new fruit trees as an apple tree has recently been lost. Respondent also noted the two plum trees on Butler Street as good examples of fruit trees close to the site.	Within the Park there are a number of edible fruiting cherry trees which we understand are very popular with the local community. As the design develops there is an opportunity to introduce a greater number of edible fruit and nut tree varieties within the design. The presence of fruiting trees on site, is a concept the design team have wanted to retain and enhance within the site. As a result of community engagement, additional fruit trees are proposed across Ancoats and Jersey Green, creating a foraging trail for the community.
	Desire for lots of trees as part of improvements, especially fruit trees including cherry, apple, and damson. Support for residents to be encouraged to pick the fruit from the trees and use them in cooking.	
	Variety of fruit trees would be supported to ensure that they provide fruit at different times in the year.	
	Request that trees are located in Ancoats Green and in Jersey Green. Supportive of a 'foraging trail'.	
	Suggestion for information to be included with the fruit trees. The information should provide education and let people know that they can pick them.	
	Not certain whether fruit trees are significantly desirable	

Theme	Matters Raised	Applicant Response
	Comments stated that the grass must be well maintained to provide somewhere for users to sit.	Lawn enhancements to the green space at both Jersey Green and Ancoats Green is included within design proposals for the Proposed Development. Maintenance of the grass will be the responsibility of MCC Parks department.
	Respondents noted that the grass needs to be hardy. Grass at the marina is terrible.	
	What is happening to the trees planted by the Friends of Ancoats Green which are located at the top of the Prussia Street Greenway.	Trees planted by Friends of Ancoats Green will remain untouched as part of the proposal. Roughly 6 trees will need to be removed to allow the development to proceed, however 2 of these trees have been identified as being poor quality and are required to be removed.
	Questions raised around whether existing cherry trees would be maintained.	
	Supportive of high quality trees to replace those which have been lost.	New high quality trees will also be planted as part of the development, so any trees that are removed will be replaced.
Heritage	Some respondents liked the heritage references in Mayfield Park which were included within the play area (the chimneys). Supportive of the play equipment having an 'industrial character' which can reflect the history of the area.	Desktop studies revealed the site falls within an area of Ancoats historically known for the glass and flint glass work production, for example, the Woolfalls Glass Bottle Works historically sat within the site boundary. This rich history has been reflected within the design proposals. The 5 arch entry points intend to create 5 key gateways with a glass bottle profile and patterns which celebrate the Molineaux diamond pattern. Each gateway will have its individual colour contributing to the wayfinding strategy. Glass bottles are interpreted through the profile of a double slide play feature with glass reinterpreted through coloured resin-type material, creating an exciting colourful experience for children.
	Potential to reference glassworks heritage in play equipment materials.	
	Suggestion that play equipment could reference the heritage of the site and the wider Ancoats area through the inclusion of bottles, cotton mills, canal boats etc.	

Theme	Matters Raised	Applicant Response
	Information boards should be implemented to explain historic references e.g. on plaques or gates around the green.	Wayfinding which celebrates the heritage of the site is proposed to key gateways, nodal points and junctions within the site, directing users to key destinations such as the Mobility Hub and wider Ancoats. To achieve consistency with the wider BOA Public Realm Strategy, the choice of font, size and colour will be consistent. Ancoats Green's heritage elements such as flint glass bottles and canal coping stones will be celebrated and interpreted through a detailed wayfinding strategy at later stages of the design. The old coping stones associated with the buried canal are proposed to be re-used along the new Prussia Walkway character area. It is also proposed that artwork relating to flint glass work patterns will also be interpreted on the ground.
	Suggestion that information boards should be placed along the Prussia Street Greenway to explain the history of the canal arm, otherwise people will not realise why it has been retained.	
	Supportive of using QR codes to provide informative heritage interpretation. Suggestion that QR codes could provide a range of activities for different people, for example activities for children.	
	Respondents noted that if heritage is not obvious then it should be explained.	
	Respondents supportive of heritage information to be integrated into the space (through seating, walls, edges and planters etc) rather than through the inclusion of information boards.	
	Support for the use of glass to reference the area's history. Suggestion that this could be incorporated through sculptural elements and functional elements.	
	Support for the history of the site to also be referenced through decorative gateways into Ancoats Green.	
	Signs and Display boards at entrances to the Green should be used to reference historical influence, with similar methods being used at national trust properties	
	Support for materials to reference the heritage of the site, for example stained-glass gates, shimmering pavement slabs, glass tiling etc.	
	Comments that the history of Ancoats Green is not extensive. It used to be called Prussia Green and many of the locals still call it that.	The site falls within an area of Ancoats historically known for the glass and flint glass work production, for example, the Woolfalls Glass Bottle Works historically sat within the site boundary. This historic character is reflected within wayfinding and play equipment.
	Supportive of the heritage being reflected, however there is nothing which references the heritage currently.	
	Comment stating that it is therefore important that both old and new communities are being represented as the area currently feels gentrified.	
	Support for heritage to be reflected through the naming of areas, new footpaths etc.	A key character being brought forward as part of the Proposed Development will be named the Prussia Walkway. This name references the historic infilled Prussia Street Canal Arm, demonstrating how the historic character of the area is being reflected within place names.

Theme	Matters Raised	Applicant Response
	Is there any heritage value in the canal bridge that is being removed?	Materials have been chosen to enhance sustainability with 32% of surface materials being reclaimed. For example, reclaimed granite setts from Albert Square and old coping stones from the Jersey Street bridge demolition will be utilised. Heritage of the area will also be reflected within gateways, play equipment and materials, full details of which can be seen in the Design and Access Statement. Archaeology reports of the area have been undertaken and a watching brief has been proposed during the ground breaking works across the footprint of the glassworks to ensure that any archaeological finds are protected.
	Are there any archaeological finds could be reused like Mayfield?	
	Supportive of the re-use of materials to reflect the uniqueness of this area of Ancoats.	
	Comments stating that the inclusion of heritage is important to ensure that the area is distinctive.	
	Supportive of including the heritage within the design as there is potential to represent a different part of history in Ancoats, rather than the industrial heritage and mills which the area is currently well known for.	The public realm will be locally distinctive, with the design utilising the existing industrial heritage of Ancoats to create a unique sense of place.
Funding	Requested clarity on whether the Ancoats Estate charge contributes to park funding.	The estates charge is not part of the funding for the development of Ancoats and Jersey green, however it does contribute to the enhanced maintenance service provided by MCC
	Could some funding be ringfenced to allow for community planting?	As the project is capital funded we cannot ringfence an allowance for community planting however we will support any applications for community grant funding to add value to this project.
Boundary	Comments stating that entrances and edge barriers (for example Portugal Street) should be improved.	The boundary of Ancoats Green will only be partially enclosed. Along Portugal Street, where there is currently a fenced boundary this will be replaced. Additionally, the existing boundary to the east which is in front of The Tribe residences will remain. The proposals seek to improve the accessibility within the area and therefore the boundary will be largely permeable, with many different routes and enterances into Ancoats Green. However, Ancoats Green will remain naturally enclosed by trees, planting and buildings to the west of the Site.
	Will there still be access from Jersey Street?	Pedestrian and cycle access from Jersey Street will be improved through the proposed 'Prussia Street Greenway'. There will also still be vehicle access via Jersey Street.
Sustainability	Negative comments relating to the use of fake grass. Respondents noted that this may only be appropriate around play areas.	Fake grass is not being proposed within informal play areas as part of the proposed public realm improvements. Lawn enhancements will improve the quality of open green space with limited design intervention. Sandfilled Carpet is being proposed for formal play areas based upon its robust performance and ease of maintenance.

Theme	Matters Raised	Applicant Response
	Negative response to using granite stock as this could be anywhere and isn't distinctive to the area. Use of granite stock should be minimal.	Reclaimed granite from Albert Square is proposed as part of the hardworks strategy for certain sections of the proposals. This has been chosen to promote the sustainable use of materials within the Proposed Development.
	Strong support for the re-use of materials within the design.	The re-use of materials is an important part of the proposed development, to both improve sustainability and reflect the rich industrial heritage in the area. 32% of materials used across the Proposed Development will be reclaimed to support the sustainable use of materials.
	Positive comments relating to the potential to re-use materials to create mounds for play equipment e.g. slides	
Construction and Design	Is work being co-ordinated with other developers regarding design and materials?	Neighbouring landowners have been consulted with as part of the Public Realm Strategy consultation and also throughout the design development of the public realm improvements. An Illustrative Implementation and Quality Control Plan has been submitted with this application to aim to address the long-term stewardship of the area.
	Will all public facilities be shut at once?	It is currently envisaged that the works will be undertaken in phases, in line with when each development area becomes available for works to commence. ● Phase 1 – Ancoats Green ● Phase 2 – Jersey Green ● Phase 3 – Prussia Street Greenway The most effective route to delivering Phase 1 of the works on Ancoats Green will be to close the entirety of the park across the full duration of the works. This is in order to prevent any risk to the public / risk of antisocial behaviour caused by a lack of surveillance and a dark, narrow walking route that would be present if sectional closures were instead implemented
	Request for phasing to allow for some greenspace to always be available, especially for dog walkers.	

Theme	Matters Raised	Applicant Response
Accessibility for all	The space is currently not smooth and level. A smooth and level space is important to ensure that the space is accessible for everyone.	A levelling strategy has been produced across the site which has been greatly influenced by the intention to retain the open character of the Green. A mound has been created in and around the play space in order to facilitate compliant access for wheelchair users to the formal play equipment. Levelling works made possible by the demolition of Jersey Street Bridge will provide level access from Prussia Walkway to Jersey Green which is not currently possible. A level coordination has also been carried out with the adjacent plots to ensure level access from Ancoats Green to Mobility Hub, This City Development, Jersey Wharf and Eliza Yard.
	Questions raised around the target demographic of the green. Comments noted that the spaces should cater for the demographics which will use the space most. If it is an objective to establish the area as a 'Family Locale' a play area should be introduced as currently there is not many children using the space.	The Green is designed to be attractive for all demographics acting as a space for the whole community. Uses will be designed to cater for all potential users of both Ancoats and Jersey Green. The proposals do include a formal play area to encourage children to use the space.
Pedestrian and Cycle Access	Supportive of making the area more pedestrianised.	The overall vision for the wider public realm strategy in this part of Ancoats is to make the residential streets safer and more attractive for pedestrians and cyclists. The proposals have been designed to support these aspirations, by improving access and connectivity. The design of the streets and spaces will encourage active travel, which along with the future development of the Ancoats Mobility Hub, will be key in reducing local vehicle movements.
Materials	Preference towards natural materials where possible for play equipment.	The natural play items will be made of natural materials and will compliment the open character of the space.
	Concerns that timber material could encourage arson crimes.	The amount and type of timber used will be selected carefully to ensure that the materials are not easily flammable. The design team will also look to locate these items in areas with increased natural surveillance.
	Support shown for the re-purposing of materials, especially granite, if it can be restored to a high standard. One comment noted that it is expensive and therefore should only be included if it can be maintained properly.	The Poland Street Zone Public Realm Strategy supports the re-use and repurposing of materials. It is proposed that 32% of surface materials within the public realm will be reclaimed. The intention is to utilise and re-use the reclaimed granite setts from Albert Square championing sustainable use of materials. The reclaimed setts will be planned to create a flatter surface for users.
	Re-use of materials good but must fit in with the scheme.	
	Support for reclaimed cobbles, permeable macadam and re-scoping stone from the canal.	

Theme	Matters Raised	Applicant Response
	Positive response to re-use of reclaimed stone plinths from Prussia Canal Arm.	
Other	Respondent stated that they love Mayfield but it is too formal and patrolled – it feels like a privately owned space. Want to ensure that this space remains feeling like Ancoats Green.	The proposals are for a public space, and it is intended that this is reflected in the design and feel of the public realm.
	Respondent supportive of the proposals but worried that it will not happen.	The proposals are intended to take place and MCC have secured external funding to allow the scheme to progress. Funding for this application is set to be at least £3 million.
	Support for small scale family events to take place within Ancoats Green.	Manchester City Council's vision for Ancoats Green is to create a multi-functional, green heart for the neighbourhood that fosters a sense of community. This community space will aid in creating a space of social interaction for members of community. The design team have identified a hardstanding open space within Ancoats Green which will provide space for Community Uses to spill out into the Green.

Statutory Consultees and Key Stakeholder Responses

- 3.24. In addition to members of the public, a wide range of statutory and non-statutory organisations were identified for engagement during the consultation process. Further details of those invited to engage is summarised below.

Adjoining Landowners

- 3.25. The following consultation has taken place with adjoining landowners:
- Manchester Life (a neighbouring landowner with development sites within the Ancoats and New Islington NDF area) - Meetings were held with Manchester Life in October 2022 to discuss the proposals. No objections were raised at the meetings.
 - Northern Group - Meetings were held with Northern Group in October 2022 to discuss the proposals. No objections were raised at the meetings.
 - Henry Boot – Meetings were held with Henry Boot in October 2022 to discuss the proposals. No objections were raised at the meetings.

Local Ward Councillors

- 3.26. The site lies within the Ancoats and Beswick Ward. 3 elected members were directly contacted, as follows:
- Cllr Irene Robinson.
 - Cllr Majid Dar.
 - Cllr Alan Good.
- 3.27. A briefing note was issued to the Councillors in July 2022 to provide an overview of the public realm proposals following the endorsement of the Public Realm Strategy.
- 3.28. In September 2022, the Councillors were informed that a letter inviting all residents and businesses within the existing Public Realm Strategy Consultation Boundary to register for a design workshop had been sent. The councillors were also invited to attend the public events.
- 3.29. Two Councillors attended one of the workshop sessions (Cllr Irene Robinson and Cllr Majid Dar).

- 3.30. No written representations were received by the Applicant from elected members during the consultation period.

Statutory Consultees

- 3.31. Statutory Consultees were consulted to agree technical details in advance of submission.

Local Highways Authority

- 3.32. As a TRO strategy is being proposed which will prioritise pedestrians and cyclists, the Highways and Transport Consultant (Civic) a Microsoft Teams meeting with MCC Highways Department was held on 1 June 2022 to discuss the proposals.
- 3.33. The key themes from the meeting are summarised below:
- Jersey Street Bridge
 - Utility diversions within Jersey Street should be co-ordinated between Jersey Street Bridge works and the neighbouring developments to reduce complications and unnecessary disruptions.
 - Ancoats Mobility Hub
 - TRO proposals may be implemented in stages to allow for more effective construction traffic routes in the shorter term. This should be monitored as construction details are established.
 - Wider Logistics Plan
 - Modelling of a construction route may be needed through the area to ensure that weight, width, and access requirements are met and that the developments are accessed effectively.
 - A Construction Management Plan should be submitted with the application.
 - Schools in the area will need to be considered in the pedestrian management plan, as routes for school children will need additional safety consideration.

Arboricultural Officer

- 3.34. The Arboricultural Officers were contacted via email and invited to a further briefing session. However, no response was received.

Parks Team

- 3.35. Engagement was undertaken with the MCC Parks Department in a meeting held on 27 May 2022. The key issues raised and the way in which the application has responded to these comments is summarised below.

Table 3: Response to specific comments made by the Parks Team

Matter Raised	Design Team Response
Appropriate consideration must be given to new users from the 1500 homes and existing wider potential users	Ancoats Green, Prussia Street Greenway and Jersey Green has been designed with the capacity to support the existing and future communities within the Back of Ancoats. The public realm improvements will consist of a series of green open spaces which allow for various uses from all members of the current and future community, offer better connections to users from Oldham Rd to New Islington, Miles Platting, to cutting Cutting Room Square and the City Centre.

Matter Raised	Design Team Response
Highlighted the need for a turning point to be provided for park maintenance vehicles	Generous footpaths within Ancoats Green allow for service access around the site for maintenance. Service Vehicles will gain access into the site through removable bollards and access through Jersey Green
Queries raised regarding the inclusivity of furniture provision to ensure high levels of accessibility within proposals	Furniture has been designed with features in place to ensure accessibility for all users including wheelchair users, prams and scooter users. Seating / resting areas will have a choice of seat height and back rest. Accessible seating will also not be located under trees to maximise accessibility for the visually impaired.
Consideration of dog waste disposal is required to ensure the space is well maintained	Appropriate bins will be incorporated across the streets and spaces strategically positioned as part of the maintenance strategy.
Queries raised regarding connectivity of proposals to the previously approved Mobility Hub	The public realm improvements will promote sustainable movement with the introduction of the Mobility Hub connected to the site and new, green enhancements to existing footpaths.
Queries regarding whether a re-enforced lawn path had been considered for formal play areas	Within formal play space Sandfilled Carpet has been proposed for aesthetic purposes as well as its ease of maintenance and overall robustness under various conditions.
Recommendation that Sandfilled Carpet be considered for formal play surfaces	Sandfilled Carpet has been proposed as the preferred material within formal play spaces for aesthetic purposes as well as its ease of maintenance and overall robustness under various conditions.
Request that any climbing walls included within design proposals have a maximum height of 1.5m	No climbing walls have been included within design proposals regarding play equipment, with a climbing rope and poll instead proposed.
A nest swing and roundabout should be included within proposed play equipment in formal play areas	The formal play items are a result of collaborations between the design team and the Ancoats community. Inclusivity and accessibility have been one of the main drivers in the design of this space, which include both a nest swing and accessible roundabout.
Recommendation that steel structure is used for play equipment over timber structure for both maintenance purposes and longevity	Material palettes within play equipment have been considered to reflect heritage while ensuring robustness to enhance longevity.

Access Officer and Equality Officer

- 3.36. The design team held a meeting with MCC's Access Officer and Equality Officer on 9 September 2022. In summary the following was discussed at the meeting and each matter has been addressed within the planning application submission:

Table 4: Response to specific comments made by the Access Officer

Issue Raised	Design Team Response
Queried whether proposed cycle routes will connect to other strategic cycle routes such as Bee Network	The proposed movement looks to create a better connection between Anocats Mobility Hub, Jersey Wharf and The Rodney Scheme. This proposed movement strategy includes connectivity between proposed cycle routes and the Bee Network cycle route that runs along the Rochdale Canal.
Pathways should be a suitable width for wheelchair and mobility scooter use	A proposed pathway width of 3.8m has been proposed within the public realm improvements which is fully DDA compliant and ensures accessible mobility around the site for all users.
Queried whether an exclusive dog walking area had been considered to mitigate any safety concerns for children using formal play spaces	It is intended that proposed public realm improvements will be inclusive for all uses so there will be no bounded area exclusive for dog walking. However, measures have been put in place to separate play areas in order to discourage dogs from entering, including metal grating platforms located at the thresholds to act as a deterrent.
Queried whether grass areas be upgraded to better quality lawn	Lawns will be enhanced as part of the proposed public realm improvements to create usable open green space across both Ancoats and Jersey Green
Concerns raised regarding use of Albert Square setts, uneven rough finish can become a trip hazard for those with less mobility	Reclaimed setts will be planed to create a flatter surface for users and prevent them from becoming a trip hazard for users
Highlighted that a clear distinction needs to be considered for surfacing on directional route	Coloured tarmac has been proposed along separated footpaths.
Queries raised regarding how the Site will be lit and if this will be through the entire night	A lighting strategy has been devised as part of design proposals to ensure safe access via pedestrian routes throughout the Site at all hours. New lighting is proposed on key footpaths and around formal play areas to enhance safety within the space. Full details of the lighting strategy can be seen within the Design and Access Statement
Requested further information on type and location of play items	The formal play items are a result of collaborations between the design team and the Ancoats community. Inclusivity and accessibility have been one of the main drivers in the design of this space with key items such as the double accessible slide integrated within the landscape creating a natural enclosure for play. Play equipment includes: wave and flat swings, accessible roundabout and trampoline, climbing rope and pole, accessible tube slide and slide and sensory play

Issue Raised	Design Team Response
Need to consider the location of play space in relation to the road	The play area is located to the north west of Ancoats Green with nearest road being Portugal Street located to the north. Portugal Street will be enclosed by fencing to ensure the safety of users.
Queried the types of planting proposed to facilitate the sensory aspect of colour, texture and smell	A sensory garden is proposed as part of the public realm improvements within the formal play strategy to enhance inclusivity within the space A range of different planting typologies have been selected for use across the scheme and each will play a specific role in the success of the park. Within the Park new trees, planting and wildflower areas will expand the diversity of species, contributing to the Park's biodiversity and enhance the sensory experience.
Highlighted the importance of accessible seating	Furniture has been designed with features in place to ensure accessibility for all users including wheelchair users, prams and scooter users. Seating / resting areas will have a choice of seat height and back rest. Accessible seating will also not be located under trees to maximise accessibility for the visually impaired.
Further consideration of boundary treatment is required	The site boundary to the North will include new proposed steel fencing along Portugal Street. The west and south consists of a combination of existing brick wall associated with the warehouse façades and palisade fencing. These boundaries are kept as existing in the anticipation of future plot development and ownership matters. There is no proposed boundary treatment between Ancoates Green and the Rodney Street Development to the east, emphasising the perception of both spaces as one larger public realm. The current proposed boundary treatment includes bollards and landscape mounds located carefully in required locations to allow pedestrians, bicycles, wheelchairs, and prams to enter the site whilst obstructing quad bikes and cars.
Queried whether furniture package will consider including signage/ way finding element for future residents and visitors unfamiliar to the site	Wayfinding which celebrates the heritage of the site is proposed to key gateways, nodal points and junctions within the site, directing users to key destinations such as the Mobility Hub, wider Ancoats and beyond. To achieve consistency with the wider BOA Public Realm Strategy, the choice of font, size and colour will be consistent.

Neighbourhoods Team

- 3.37. The project team have been in regular contact with the Neighbourhoods Team to keep them informed. No written representations were received during the consultation period.

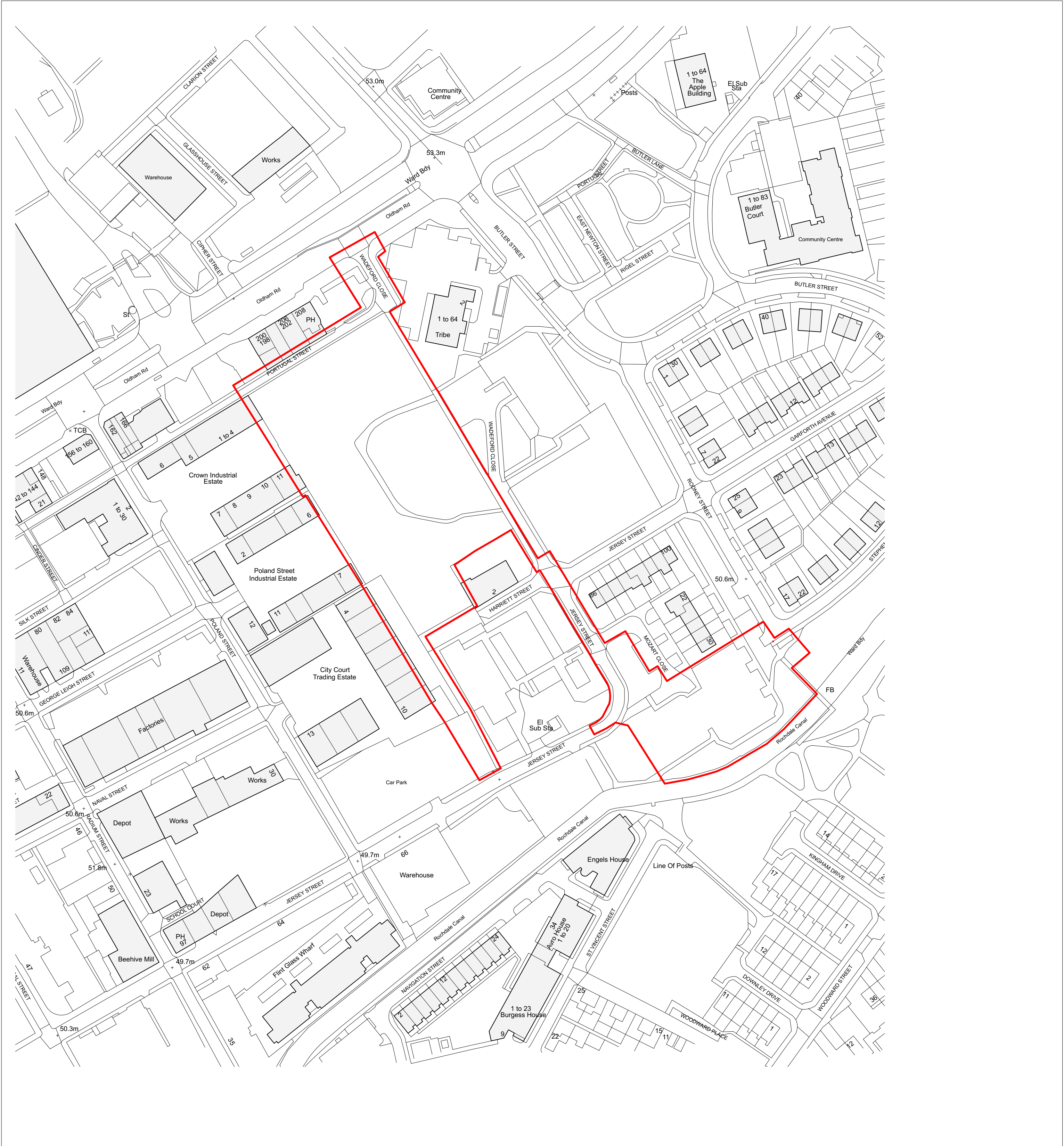
Greater Manchester Police

- 3.38. A meeting was held with Greater Manchester Police (GMP) on 03.11.2022 at the pre-application stage to inform their preparation of a Crime Impact Statement. The officer was supportive of the proposals, subject to the project team incorporating recommendations of the Crime Impact Statement into the proposals.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and NPPF) and Manchester's Statement of Community Involvement.
- 4.2. The proposals form the next phase of public realm improvements taking place within the Poland Street Zone, which is supported by the Poland Street Public Realm Strategy. The Public Realm Strategy was endorsed in 2022 following an extensive public consultation.
- 4.3. The Public Realm Strategy consultation gauged opinions from all stakeholders including the local community. Valuable insights were gained and have informed the designs for the public realm improvements.
- 4.4. The Application proposals have been the subject of a significant amount of pre-application consultation, which has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local residents and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, and Statutory Consultees, to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.5. Pre-application engagement with local residents and businesses was principally focused on two design workshops, held on 12 October 2022 at the Halle St Michael's in Ancoats. The venue was chosen as it ensured ease-of-access for local residents and neighbours given its close proximity to the application site. The workshops provided a 30-minute presentation by the project team and client providing the context and presenting the baseline proposals. A workshop then took place in groups and discussions were focused around four topics: habitat; activity; heritage; and sustainability. All the feedback received during the workshops was collated and updates were made to the design as appropriate.
- 4.6. The consultation process will also continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this process, the applicant and the project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix 1: Site Location Plan



KEY

Boundaries

Planning Application Boundary

P05	25/01/23	Planning issue	AS	AM
P04	17/01/23	Draft planning issue	AS	AM
P03	12/01/23	Draft Planning Issue	AM	AM
P02	19/12/22	Context information added	AS	AM
P01	14/12/22	For Comment	AM	AM
Revision	Date	Description	Drawn	Apprvd.

Client	MCC		
Project	Ancoats Green		
Drg Title	Application Site Boundary and Location Plan		
Created on	Created by	Approved by	
14/12/22	AM	AM	
Scale	Size	Workstage	
1:1250	A2	STAGE 3	
Drg No.	Suitability		Revision
2895-PLA-XX-XX-DR-L-0004	S4		P05

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No.1 Aire Street, Leeds Station, Leeds, LS1 4PR
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LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

STANDISH
Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ
T: 0145 360 7080

C

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- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

Appendix 2: Consultation Boundary



Appendix 3: Consultation Letter



Growth and Development,
PO Box 532,
Town Hall,
Manchester M60 2LE
ancoats@manchester.gov.uk

Date:

Ancoats Green Development and Design Workshop

Dear Resident,

Following the endorsement of the Poland Street Zone Public Realm Strategy in March 2022, Manchester City Council is now developing detailed proposals for improvements to Ancoats Green, its surrounding green spaces, and the development of the Prussia Street Greenway.

Manchester City Council's vision for Ancoats Green is to create a multi-functional, green heart for the neighbourhood that fosters a sense of community. The Prussia Street Greenway will create a linear green connection extending from Ancoats Green to the Rochdale Canal along the former Prussia Street Canal arm.

We will also be improving the route along Wadeford Close to the Rochdale Canal pedestrian bridge and the green space that sits in between.

Please see attached plan for site area.

Manchester City Council want to hear from you to ensure local priorities are addressed as these plans develop. We want the public open space to work harder for the people who use it today, and the communities that will use it in the future.

We have been working on a baseline proposal and would now like to invite you to take part in a design workshop, to give your feedback on our ideas and your input into the design detail. Your input will then feed into the final proposals, which will be submitted for planning permission in early 2023.

The workshops will take place at a venue in Ancoats on the following dates
(location to be confirmed on booking):

- Wednesday 12 October – 12pm – 1.30pm
- Wednesday 12 October – 5.30pm – 7pm

If you're interested in attending a workshop, please reply to hannahgraham@deloitte.co.uk and state which workshop session you wish to attend.

If you have any questions in the meantime, please do not hesitate to contact Hannah at Deloitte using the details above.

Yours sincerely,

Shelagh McNerney

Head of Regeneration (Eastern Gateway)



Appendix 4: Consultation Boards

Ancoats Green



Wayfinding
Where in Ancoats
Green should we be
signposting to?



Key

- | | | |
|--|--|--|
|  Trees and planting |  Greenspace |  Natural Play |
|  Lighting |  Space for relaxing |  Bird/bug box |
|  Gateway feature |  Meadows |  Rain gardens |
|  Formal Play |  Seating | |
|  Cycle storage |  Wayfinding | |



Ancoats Green

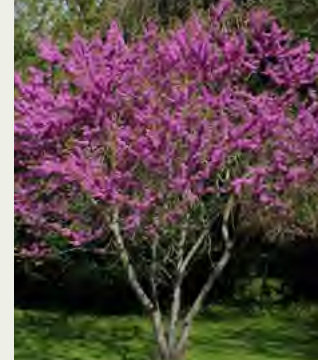


Jersey Green

Habitat

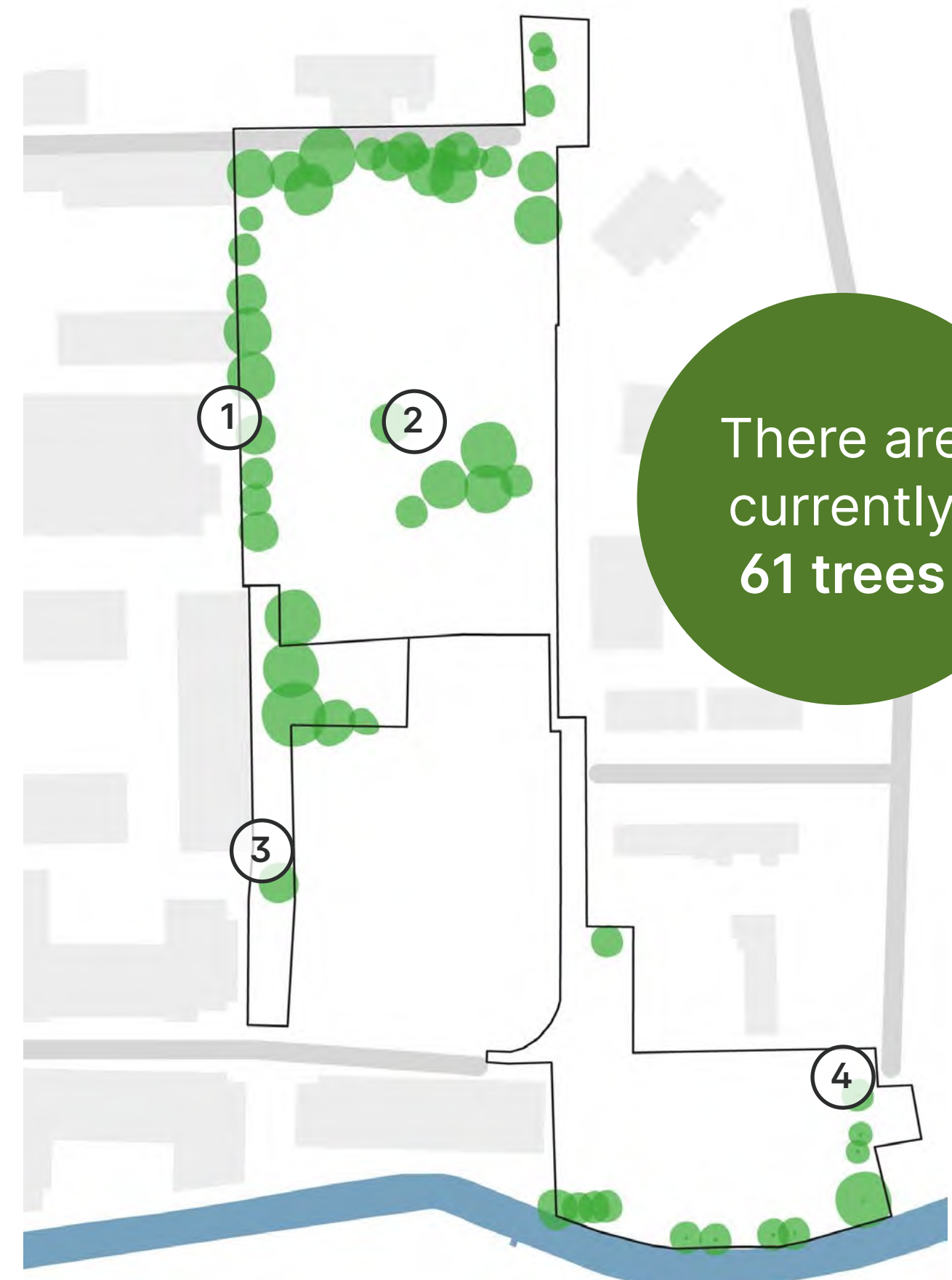
Tree Planting

Please
put a sticker
on the trees you
would like to see
in Ancoats
Green

Bird Cherry   Legacy tree Attracts wildlife Flowering	Aspen   Grows well in most soil conditions	Walnut   Well suited for urban environments Edible kernels	Judas tree   Prolonged colour interest Impactful Flowering	Hill Cherry   Colour and interest Berries are attractive to birds
River Birch   Tolerates prolonged wet and dry conditions	Honey Locust   Tolerates prolonged wet and dry conditions Coloured leaf	Norway Maple   Tolerates prolonged wet and dry conditions Coloured leaf	Crack Willow   Grows well wet conditions	Locust   Tolerates prolonged wet and dry conditions

Fruit trees

Pear 'Benita Rafaz'  Picking Month: Mid-September Use: Eating	Pear 'Concorde'  Picking Month: Mid-September Use: Eating	Plum 'Opal'  Picking Month: Mid-July Use: Eating
Cherry 'Stella'  Picking Month: Mid-July Use: Eating	Apple 'Early Victoria'  Picking Month: Early-August Use: Cooking	Pear 'Durondeau'  Picking Month: Early-August Use: Cooking
Apple 'Saturn'  Picking Month: Mid-September Use: Eating	Apricot 'Goldcot'  Picking Month: Early-August Use: Eating	Peach 'Rochester'  Picking Month: Early-August Use: Eating



Existing Trees

- Common Alder
- Ash
- Norway Maple
- Wild Cherry
- Hybrid Black Poplar
- Whitebeam
- Common Lime
- Sycamore
- Bird Cherry
- Crack Willow
- Black Thorn
- Rowan
- Hornbeam

Habitat

Wildflower Meadow

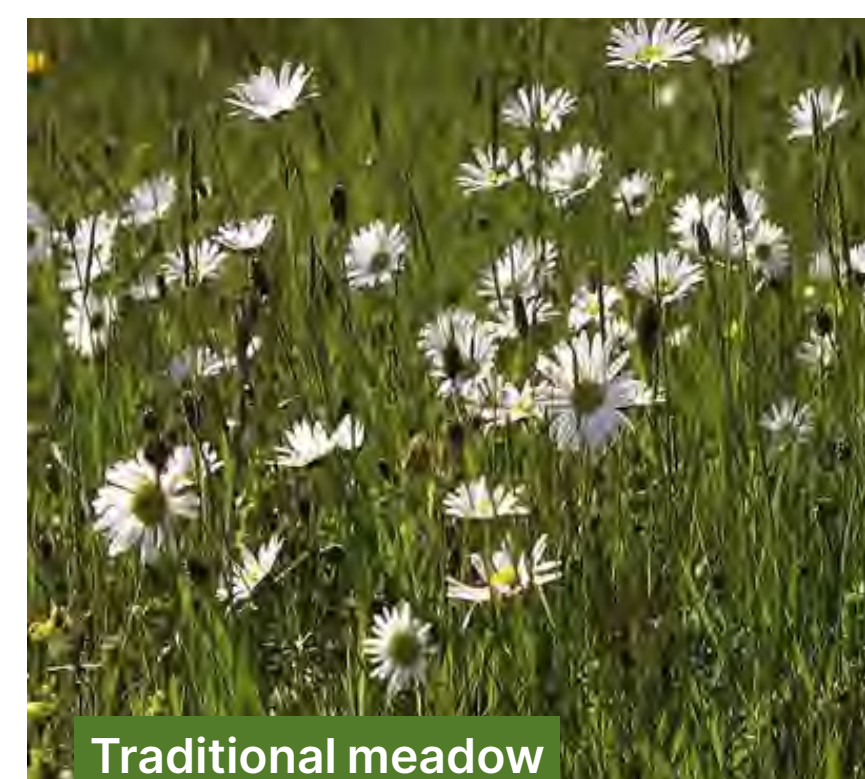
Sun mixes in lawn areas



- UK native flowers
- Contains 20 different flower species
- Beneficial to insects and birds

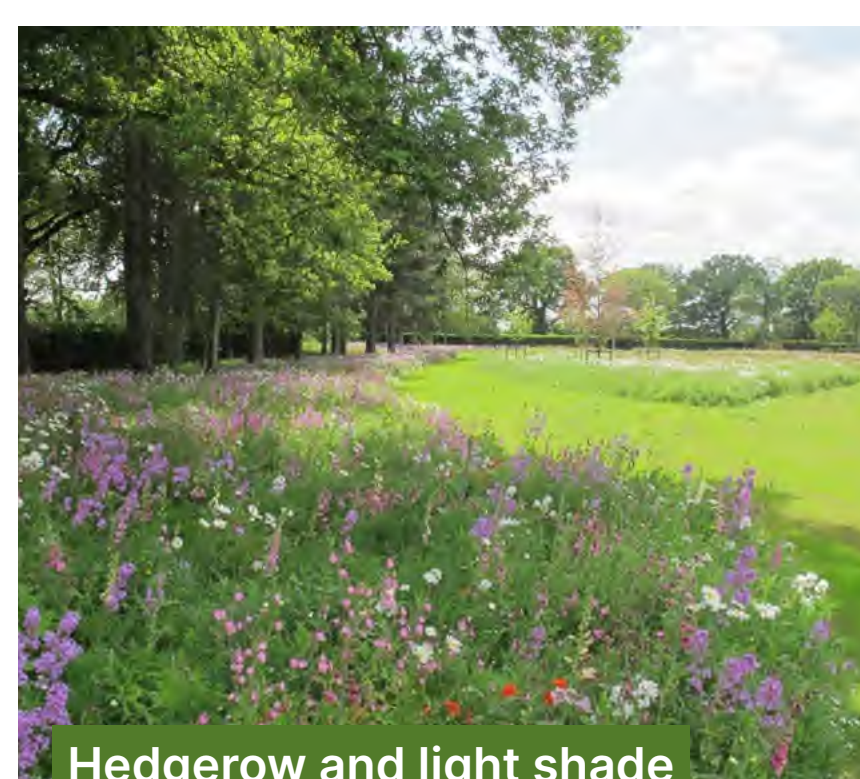


- Combination of annual and perennial plants for lasting interest
- Contains 27 different flower species and 6 meadow grasses

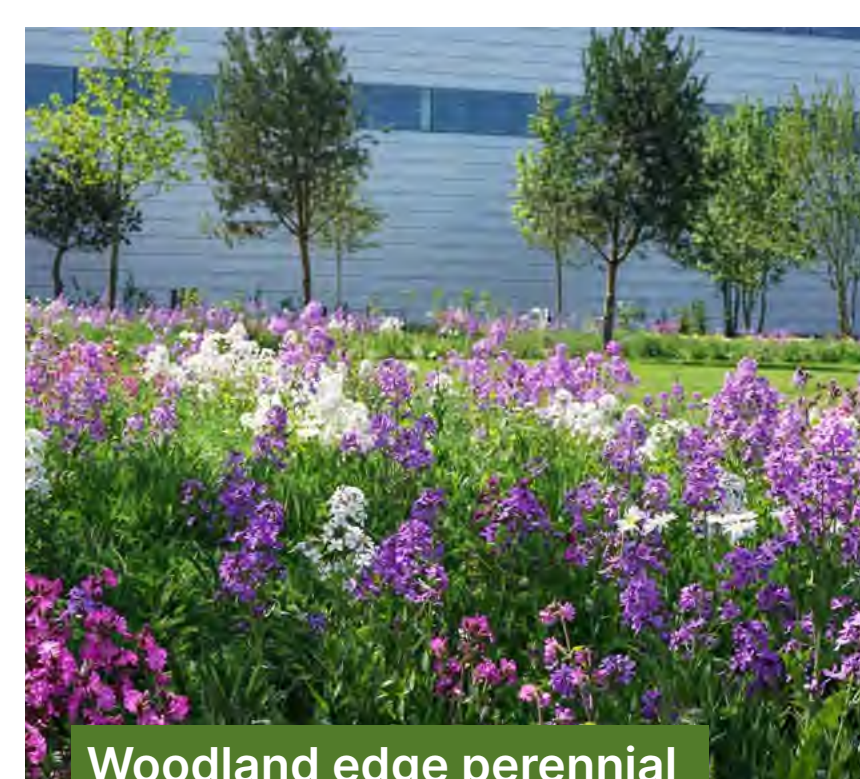


- Contains 22 different flower species and 6 meadow grasses
- Suitable for any soil type

Shade mixes under trees



- Hardy perennials that are perfect for pollinators
- Grows well under shade
- Low maintenance



- Easy to establish mix
- Shade drought tolerant
- Colourful low maintenance

Please put a sticker on the colour mix you prefer to inspire our design



Do you think we should have more and if so where do you think we should have it?

Do you like the Idea of wildflower?



Activity



Active Uses

How important do you think it is that the space contains an area for play?

Is there anything else you'd like to see on the Green?

Passive Uses

Sustainability

There is opportunity for reuse of Manchester City Council stock material



Spare stock material can be used for stepping stones



Spare stock material can be used for natural play



Reclaimed from Albert Square, can be relaid for pedestrian use



Permeable surface to allow water to drain



Durable & low maintenance carpet used around play areas



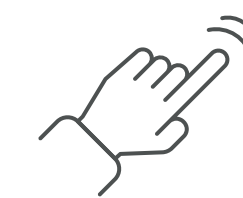
Recycled stone appearance once installed



Former Prussia canal arm coin stones



Are there anymore materials we can reuse?

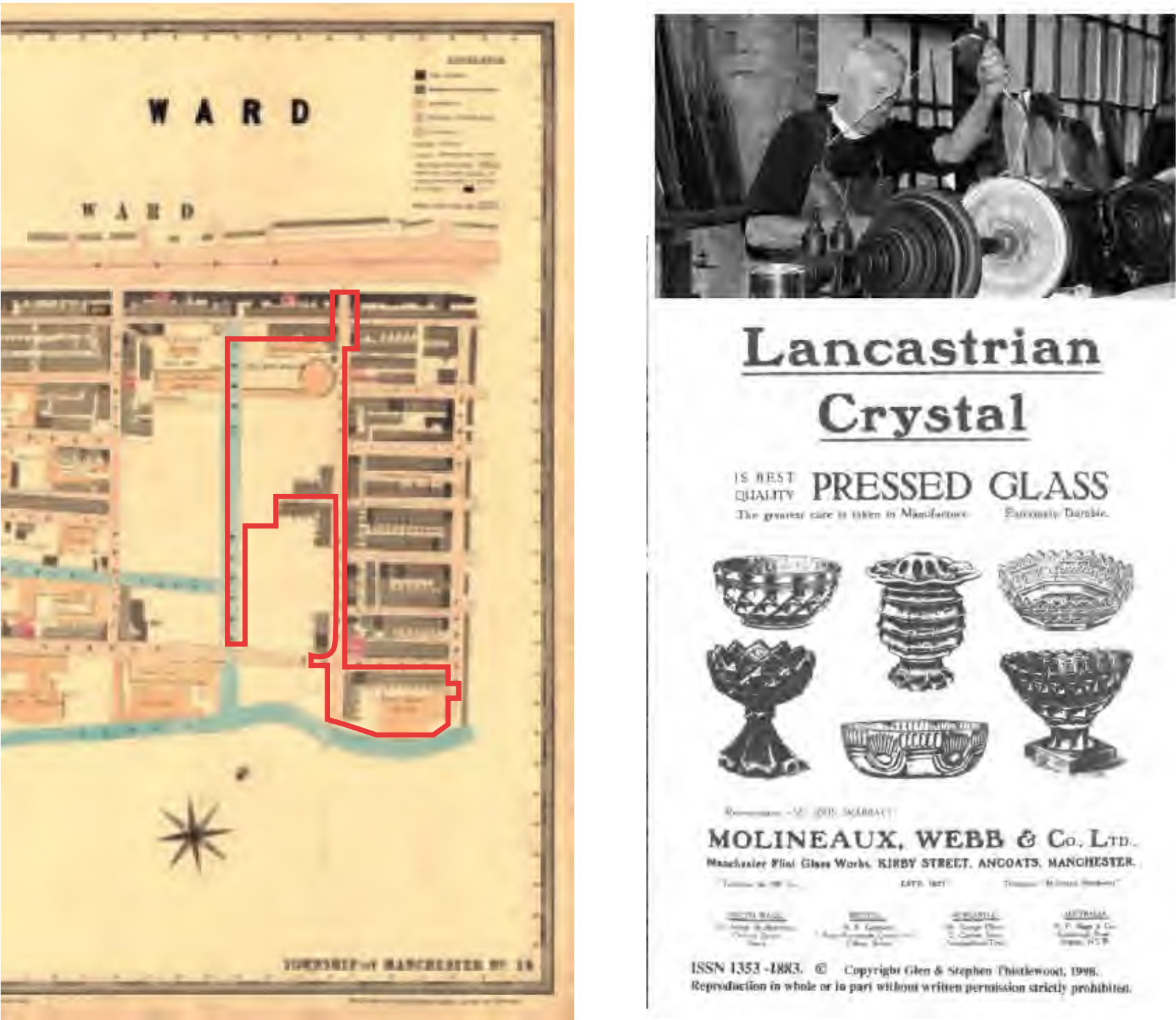


How important is sustainability to you?

Important

Unimportant

Glass Work Historical Influence



One of the oldest of Manchester's major glasswork, Molineaux, Webb & Co. Ltd was famous for 19th century glass. One of the most famous pressed design was the Greek key pattern. The company's signature glass pattern was the diamond pattern.



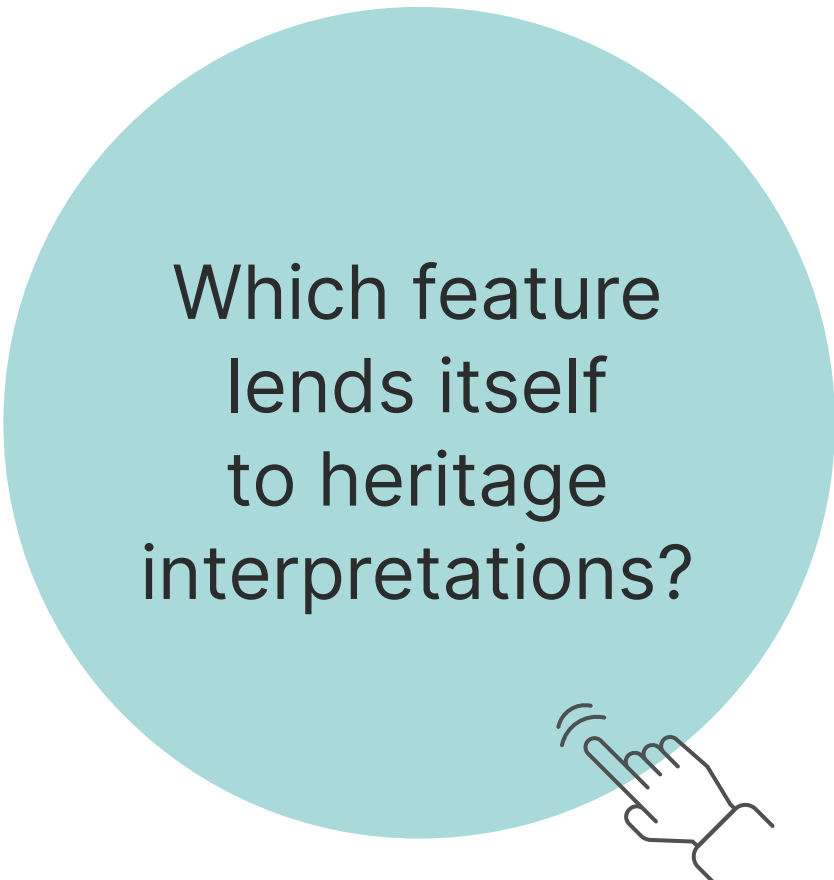
Some of the earlier glass works production began as early as 1831 off Oldham street, whilst the most famous of the glassworks enterprises opened its British and foreign Flint Glass Works on Jersey Street in 1844 and by the mid-century it and other firms - such as Tate & Co along Poland Street.

In addition to bottles, other types of glass times produced included

- Bowls
- Jugs
- Carafes



Heritage



Gateways

Wayfinding

Play

Furniture

Future management / maintenance



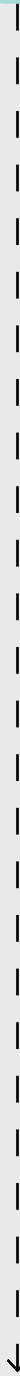
FoAG

The Friends of Ancoats Green are a community group which was founded in 2018.

The priority for the group is to ensure that Ancoats Green is a high quality local facility for the local community.

Maintenance

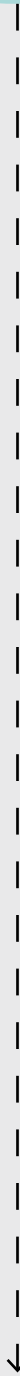
What issues do you see with the current maintenance of Ancoats Green?



What should we be considering for future maintenance of Ancoats Green?

Events

How do you think Ancoats Green is being used currently?



What events would you be interested in seeing within the space?

Growing

Would you like to get involved in growing some food in the space - raised beds?

Appendix 5: Workshop Presentation

11/10/22

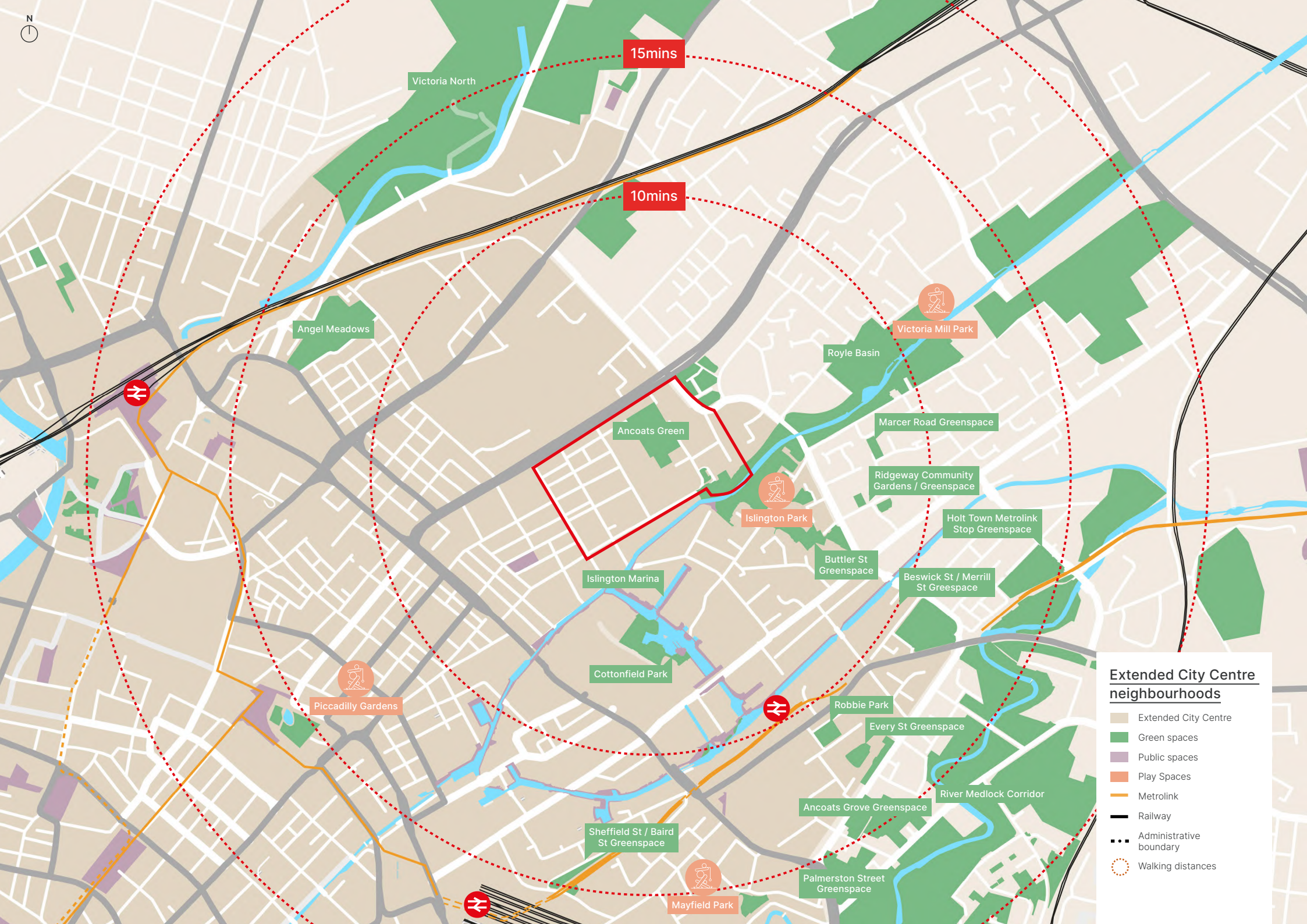
Ancoats Green, Prussia Walk and Jersey Green

Public Consultation





- 1. Ancoats Green**
A substantial green space located to the north east of the neighbourhood.
- 2. Rochdale Canal**
A popular blue link running along the south eastern boundary of the neighbourhood.
- 3. Warehouse**
Mid-rise residential buildings fronting George Leigh Street.
- 4. Flint Glass Wharf**
Significant mixed-use development activating Jersey Street.
- 5. Beehive Mill**
Grade II* listed Cotton Mill on the corner of Jersey Street and Radium St.
- 6. Jersey St Bridge**



15mins

10mins

Victoria North

Angel Meadows

Ancoats Green

Royle Basin

Victoria Mill Park

Marcus Road Greenspace

Ridgeway Community Gardens / Greenspace

Holt Town Metrolink Stop Greenspace

Beswick St / Merrill St Greenspace

Buttler St Greenspace

Islington Marina

Cottonfield Park

Piccadilly Gardens

Islington Park

Robbie Park

Every St Greenspace

River Medlock Corridor

Ancoats Grove Greenspace

Sheffield St / Baird St Greenspace

Palmerston Street Greenspace

Mayfield Park

Extended City Centre neighbourhoods

- Extended City Centre
- Green spaces
- Public spaces
- Play Spaces
- Metrolink
- Railway
- Administrative boundary
- Walking distances

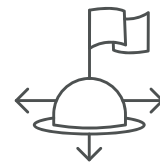
Structure of today's session



Public realm vision for Poland Street Zone



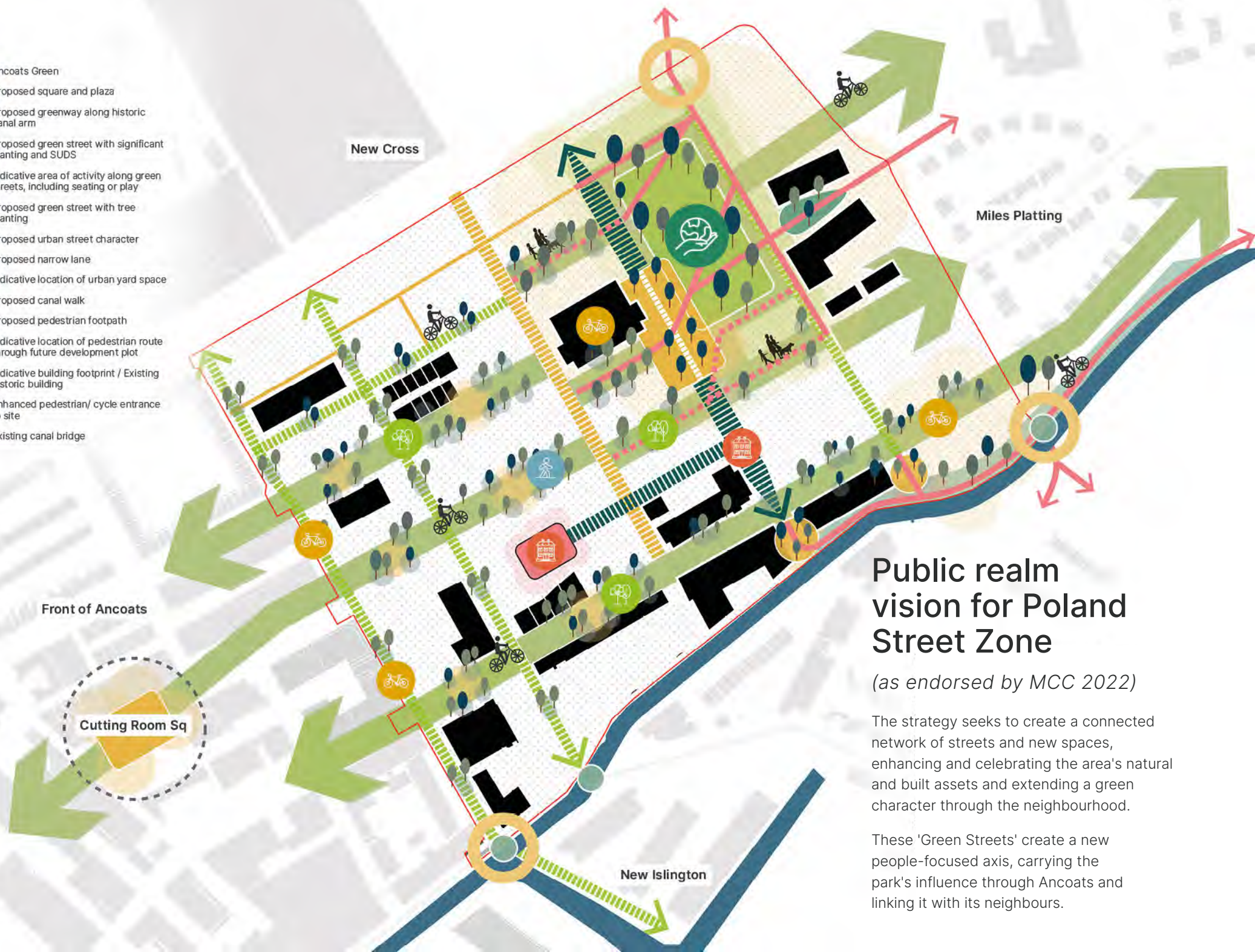
Overall phasing



Ancoats Green and key linkages



Breakout and workshops



Public realm vision for Poland Street Zone

(as endorsed by MCC 2022)

The strategy seeks to create a connected network of streets and new spaces, enhancing and celebrating the area's natural and built assets and extending a green character through the neighbourhood.

These 'Green Streets' create a new people-focused axis, carrying the park's influence through Ancoats and linking it with its neighbours.

Poland Street Zone Public Realm Strategy Consultation



Summary feedback from previous consultation

4 March to 15 May 2022

Poland Street Zone Public Realm Strategy consultation



Transport and Movement

Support for measures to reduce rat-running and improve connectivity in the area.

Parking

Requests to address parking issues in the area.



Ancoats Green

Support for the establishment of Ancoats Green as the heart of the neighbourhood.

Concerns over the changes being made to the green which could result in a reduction of landscaping at Ancoats Green.



Trees

Retention of as many trees as possible.

Supportive of planting of more trees in the areas.



Amenities

More amenities to reflect the area's growth, development and influx of residents in recent years.

Crime reduction and neighbourhood management.

Supportive of measures being taken to address the ongoing issue with crime and anti-social behaviour.

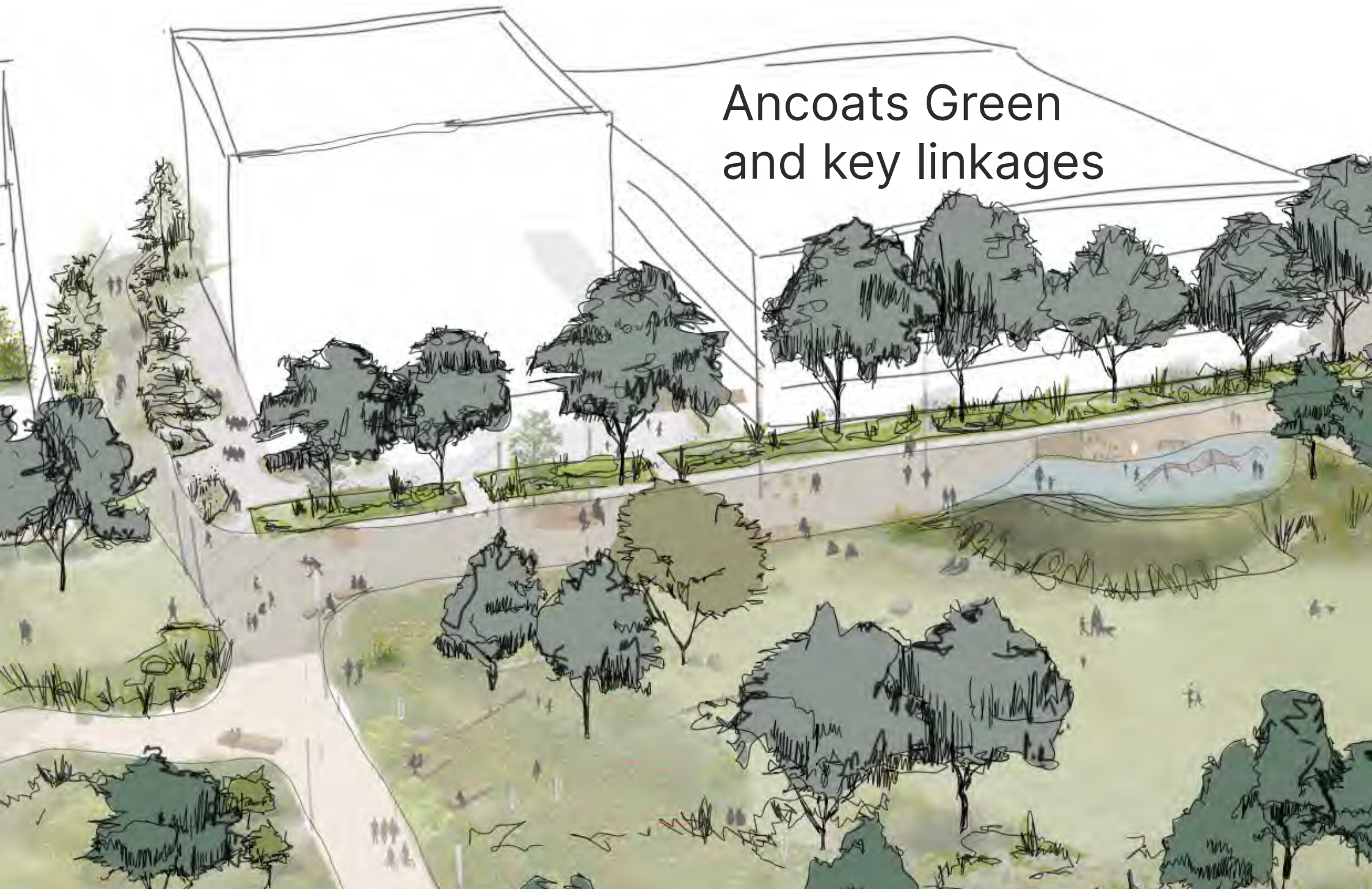
Requests for increased surveillance and street lighting.



Heritage

Supportive of maintaining the character of the area.

Ancoats Green and key linkages



- 1 Ancoats Green
- 2 Prussia Walk
- 3 Jersey Green



The Vision

Improved spaces



Enhanced footpaths, lawn areas

New Connections



2 new gateway connections to Poland Street and Prussia Walk

Sustainability



32% of surface materials will be reclaimed

Community offer



Growing space

Play provision



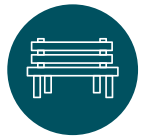
Accessible formal and informal play provided

Heritage Assets



Flint Glass concept integrated into play, gateway features and furniture

Reclaimed timber used for seating



Play space



Biodiversity



4800 m² wildflower increase



784m² wetland planting increase



600m² planting increase

New trees



76% tree increase

Dwell space





Baseline
conditions

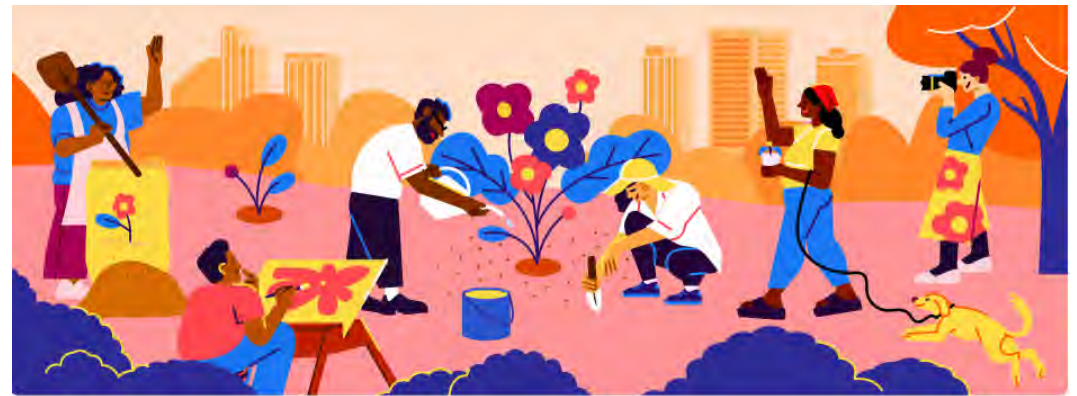
The Friends of Ancoats Green

The Friends of Ancoats Green are a community group which was founded in 2018.

The priority for the group is to ensure that Ancoats Green is a high quality local facility for the local community. It is intended that the space will be used as a natural area for socialising, walking dogs, recreational activities and playing.

The Friends of Ancoats Green have encouraged local residents to enjoy using their local green space. They group have helped to keep the green clean and tidy by organising community clean-ups and planting sessions.

Additionally the Friends of Ancoats Green previously secured funding to make improvements to the space, including new signage, litter bins, planting and a new entrance to open up the park. These activities have been essential in transforming the space, deterring anti-social behaviour and improving the health and safety of the visitors.



Friends of Ancoats Green

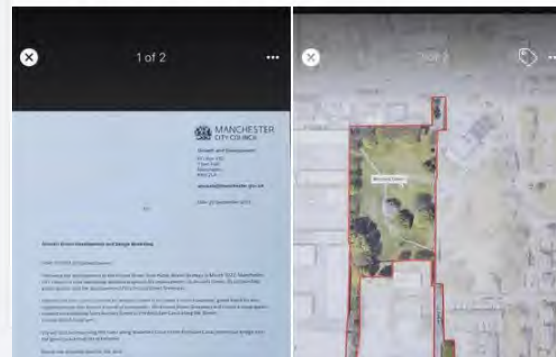
Public group · 310 members

Join Group

About Discussion Featured Topics Events Media

Featured

Ancoats Green Development
If you want any say say about how Ancoats Green will look, you need to book onto the workshop- see letter below



About

Kemp Street Park is a small green space located on Wadeford Close in Ancoats. In the Ancoats and New Islington Neighbourhood Development Frame... [See more](#)

Public

Anyone can see who's in the group and what they post.

Visible

Anyone can find this group.

Ancoats

Recent media





Routes and
Movement



Landscape
Character



Boundaries



Interfaces



Arrival

Surfaces

Surfaces



A wide, open grassy field with a gravel path in the foreground and a city skyline in the background. The field is green and appears to be a park or a large open space. In the background, there are several buildings, including a large red brick building on the left and a modern glass skyscraper in the distance. There are also some trees and a few cars parked in the distance. The sky is clear and blue.

Jersey Green
(Plot D)



Existing Bridge

Daylight (sunlight)

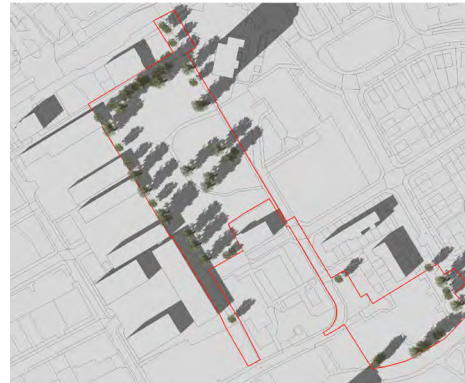
Spring March 21st



21st March @ 9am



21st March @ 12pm



21st March @ 3pm



21st March @ 7pm

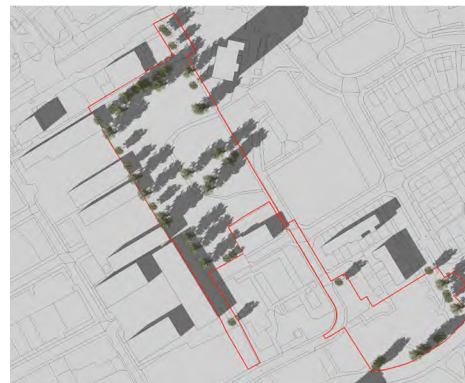
Spring September 23rd



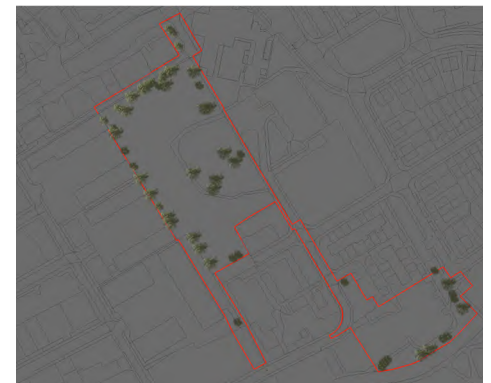
23rd September @ 9am



23rd September @ 12pm



23rd September @ 3pm



23rd September @ 7pm

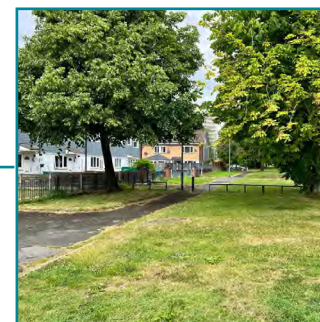
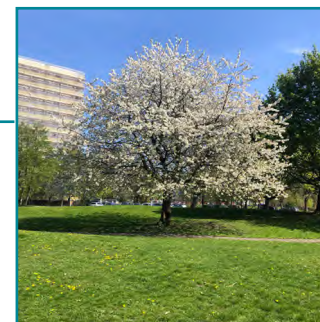
Trees and habitat

Number of trees

Ancoats green: 45

Wadford close: 3

Plot D: 13



Ground conditions and drainage



Drainage Strategy

- Existing ground levels maintained as far as possible to limit amount of bulk earthworks
- Drainage collected generally via. Drainage rill, permeable paving and swales / filter drains to the perimeter of paths etc.
- Permeable paving sub-base provides storm attenuation for extreme storm events
- Eventual drainage outfall, at reduced run-off rates, and re-use existing fully connection



Site investigation

Site investigation carried out to understand existing ground conditions and possible requirement for improvement of soil build up before development can begin.

Heritage

Glass Work Historical Influence

The images illustrate various ways the former glass work could be interpreted within the design of Ancoats Green.

PERCIVAL, VICKERS & CO., Limited,
JERSEY STREET, MANCHESTER,
MANUFACTURERS OF ALL KINDS OF
 PLAIN, CUT, PRESSED, ENGRAVED AND ETCHED GLASS,
 RETORTS, &c., FOR CHEMICAL MANUFACTURERS,
 PORT AND DECK LIGHTS FOR SHIPS' USE.
 London Offices & Show Rooms: Queen Anne's Chambers, Holborn Viaduct, E.C.
Agents - Mr. W. SIVEWRIGHT.



Lancastrian Crystal

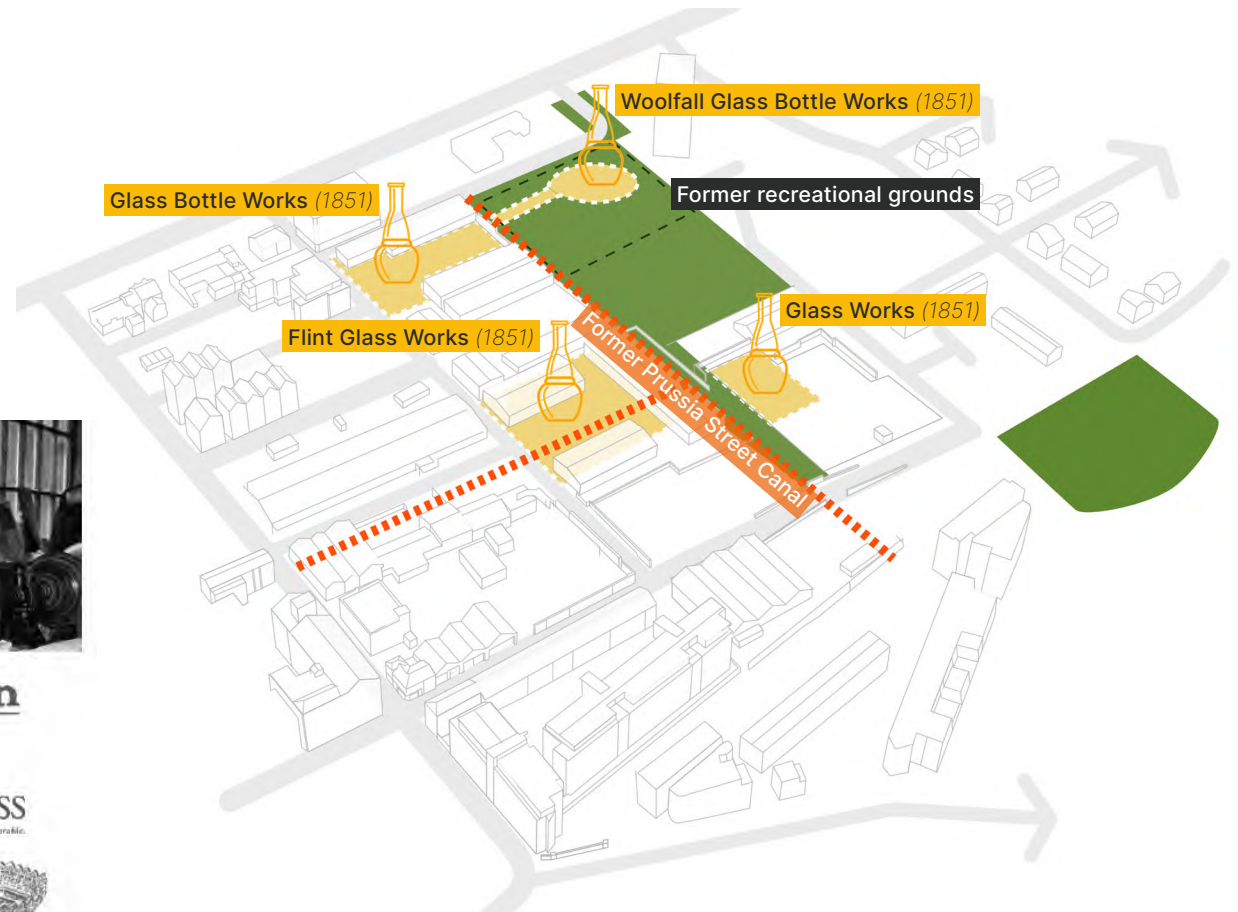
IS BEST QUALITY **PRESSED GLASS**
 The greatest care is taken in Manufacture. Extremely Durable.



Representative - Mr. JOHN HARRATT
MOLINEAUX, WEBB & CO., LTD.,
 Manchester Flint Glass Works, KIRBY STREET, ANCOATS, MANCHESTER.
 Telephone No. 280 City. ESTD. 1881. Telex "Molineaux, Manchester"

FOR THE TRADE: 15, Market Street, Manchester. 10, Princes Street, Manchester. 10, Princes Street, Manchester. 10, Princes Street, Manchester.

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Flint glass



Woolfall Glass bottle manufacture



Our current
thinking

Technical Baseline

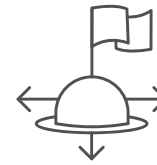
What have we been up to?



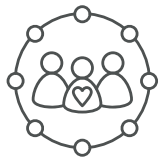
Routes



Sustainability



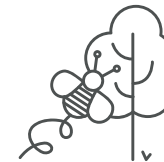
Uses



Accessibility



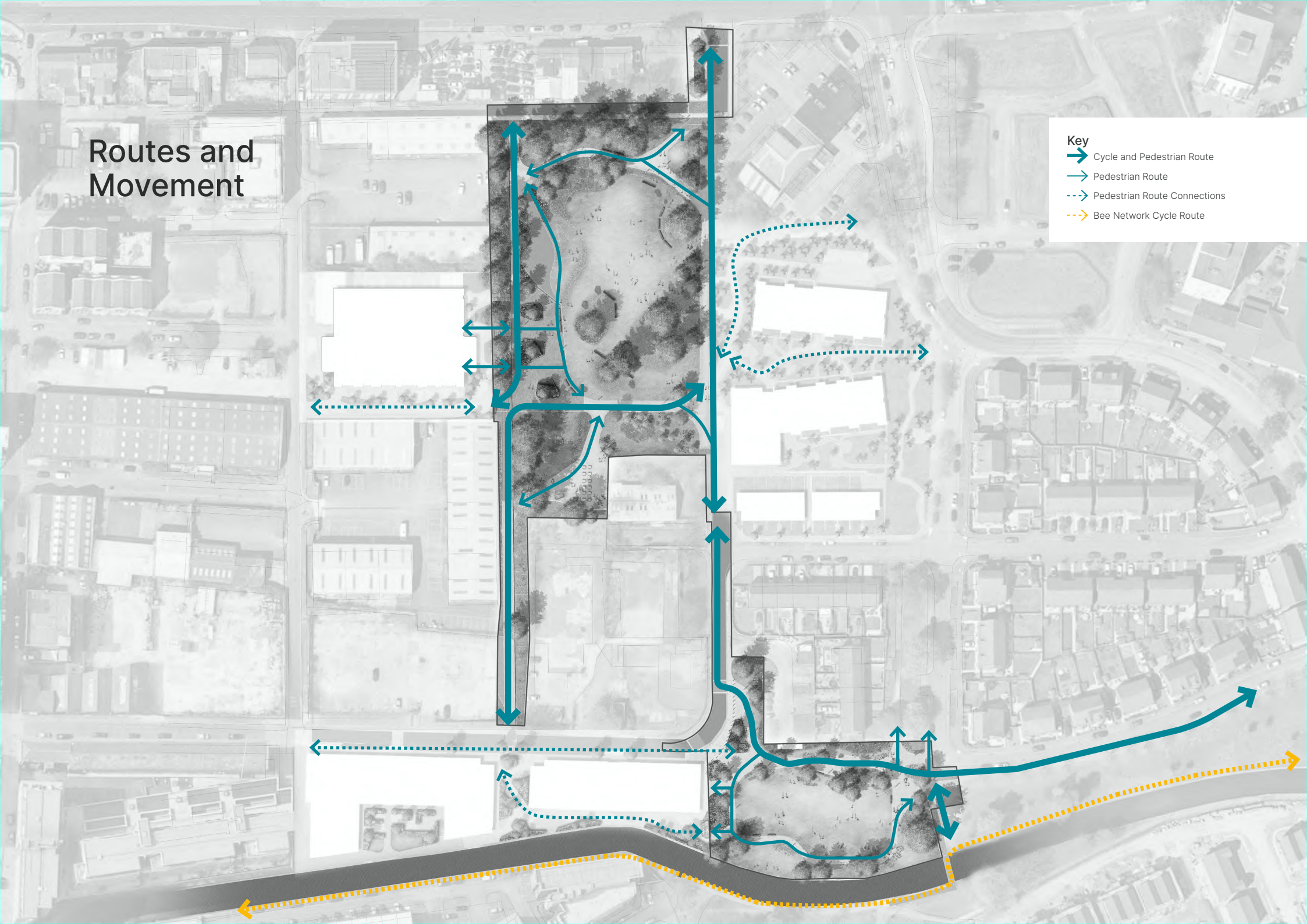
**Levels and
drainage**



**Trees, planting
and habitat
creation**

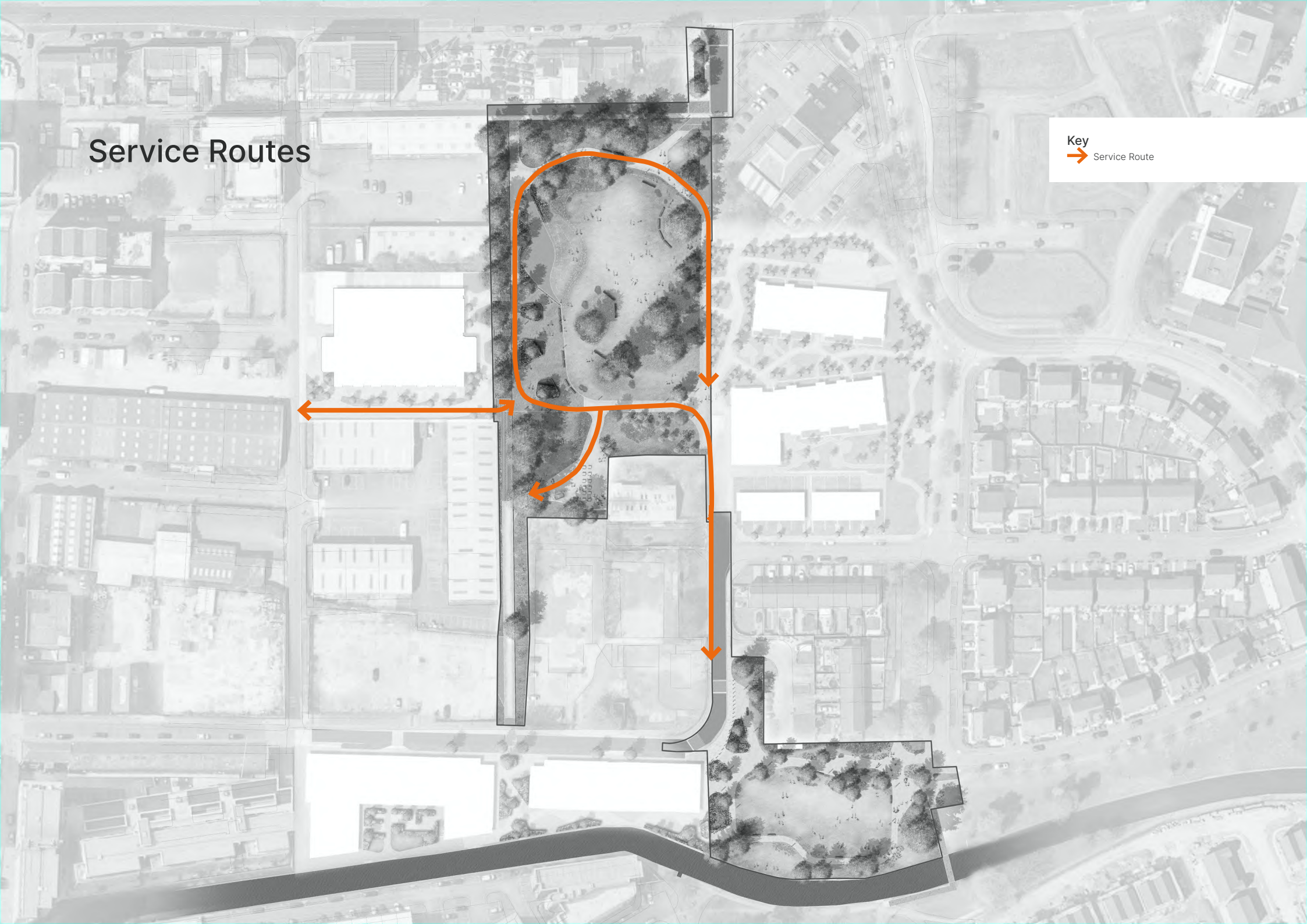
Routes and Movement

- Key**
- Cycle and Pedestrian Route
 - Pedestrian Route
 - Pedestrian Route Connections
 - Bee Network Cycle Route



Service Routes

Key
→ Service Route



Trees, planting and habitat creation

- Key**
- Proposed trees
 - Orchard trees
 - Planting
 - Wetlands
 - Wildflower



Uses

- Key**
- The Greens
 - Structured Play Space
 - Ancoats Place
 - Mobility Hub/ Ancoats Green
 - Potential Growing Space
 - Potential Activity Routes
 - Future Space Links
 - Eliza Yard/ Prussia Walk



Accessibility

Key

- Accessible routes
minimum 3.8m at
Ancoats Green and
2.0 at Jersey Green
- Level access into The Green
- Future accessible routes
- Gateways



Accessible Play



Nest Swing



Level Surface

Phasing of delivery

Note: Public accessible land will be provided upon completion of the Rodney St, Mobility Hub, Jersey Wharf and Eliza Yard developments.

B

Ancoats Green complete by Summer 2024

C

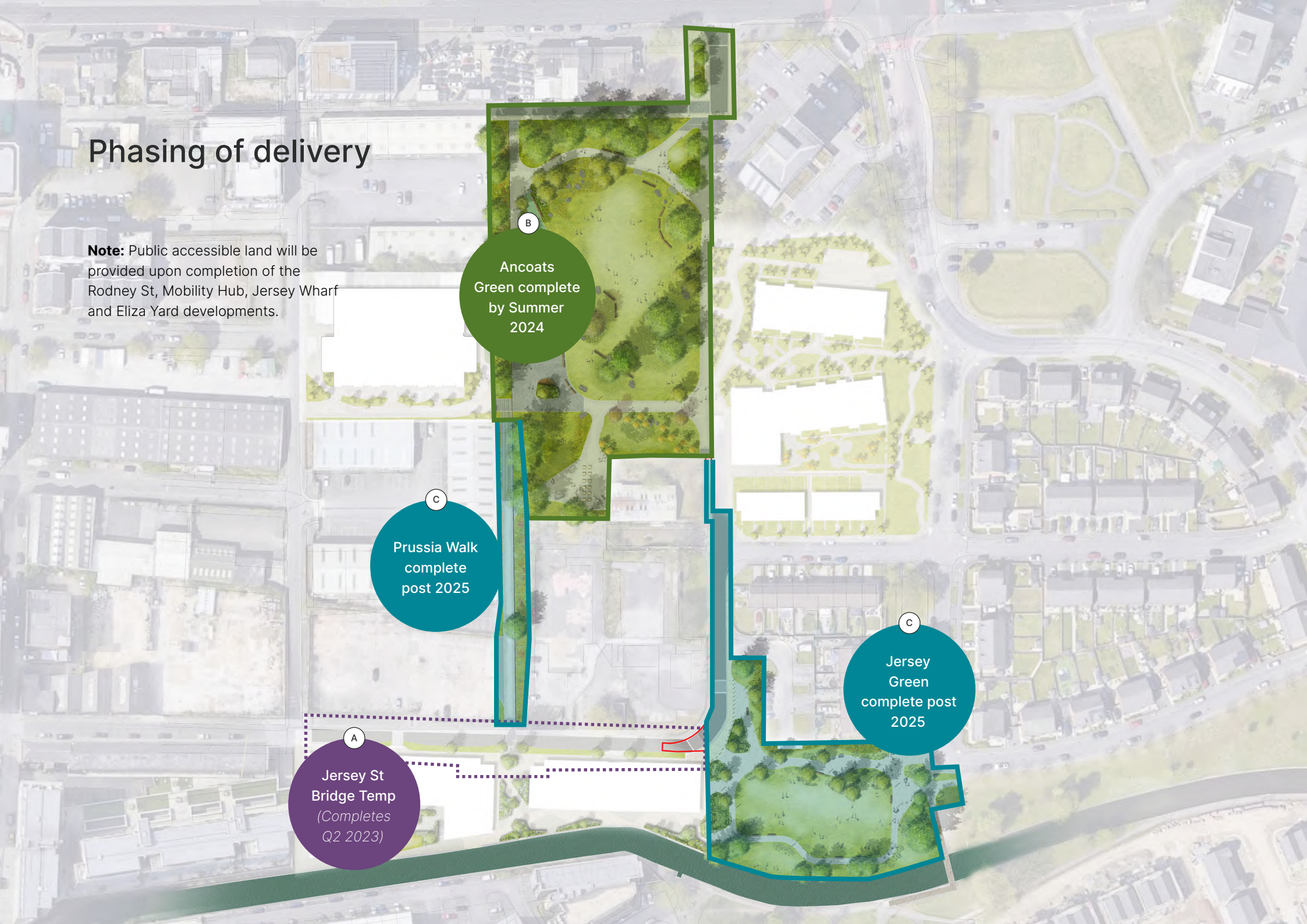
Prussia Walk complete post 2025

A

Jersey St Bridge Temp
(Completes Q2 2023)

C

Jersey Green complete post 2025





Workshops

3

X

4

Three
Groups

Discussing
four topics:

- Habitat
- Activity
- Sustainability
- Heritage





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