



Bennett Street, West Gorton

Statement of Consultation

July 2022

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1. Introduction

This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council ('MCC') by Kellen Homes ('the Applicant'), in respect of land at Bennett Street, West Gorton ('the Site').

- 1.1. The Proposed Development seeks to bring forward a high quality, residential-led scheme, comprising the demolition of the existing building on site and erection of up to 272 homes, a new Community Hub building and open space provision.
- 1.2. 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.

The Site

- 1.3. The Site (Figure 1.1) is situated within West Gorton which is southeast of the city centre. It extends to 5.17 hectares and is currently occupied by a freight depot and for the storage of inert waste materials. At its southern boundary, adjacent Bennett Street, the Site comprises a building used as office space and for storage by a container business while the centre and north of the Site largely comprises areas of hardstanding used for the open-air storage of shipping containers and scrap vehicles. The Site's topography is predominantly flat and no trees of significance are located on site.
- 1.4. The Site is bound to the north and west by a railway line and viaduct which leads directly to Ardwick Station and then Manchester Piccadilly Station to the north, to the east by low-rise residential development at Anthony Close and Hayfield Close and to the south by Bennett Street.
- 1.5. The south-western corner of the Site is occupied by a large, single-storey industrial building which originated as a parcel depot in the 1920s and was known as the Transport Permanent Way Depot (Manchester Corporation).
- 1.6. The immediate local context is comprised of a mixture of railroad infrastructure, warehouses and residential dwellings which range from the Victoria era to post-war 1960s architecture.
- 1.7. To the south of Bennett Street is further low-rise residential development which ultimately makes up the overall character of West Gorton. The railway arches underneath the Site are largely unused and accessible from the Maple Industrial Estate to the west of the Site. A car park servicing Ardwick Station is located near to the Site's north-western corner.
- 1.8. The Site is surrounded by numerous areas of public open green space and recreational facilities. It is compliant with the Council's Local Standards outlined in the 2009 City Wide Open Spaces, Sport & Recreational Study. There is public green space accessible from Bennett Street located less than 450m from the Site and includes a children's play area. Further open green space is located to the west of the Site bordering Hyde Road. Gorton Park is located within 2 kilometres of the Site and is a c. 5-minute drive from it. The Manchester Climbing Centre is located c. 350 metres to the southeast while Belle Vue Sports Village is a c. 5-minute drive away.



Figure 1.1: Existing Site Plan (Calderpeel Architects)

The Proposed Development

1.9. The Proposed Development includes the demolition of the existing building on site and erection of up to 272 homes, a new community building and open space provision.

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

- Demolition of existing buildings on Site and full remediation.
- Up to 272 residential homes (Use Class C3), providing a mix of 2 bed apartments and 2 bed, 3 bed and 4 bed houses.
- 862 sq ft commercial floorspace (Use Class F2(b)) within the Community Hub building.
- 2,882 sqm (approximately) of green infrastructure / public realm.
- 383 car parking spaces for residents and visitors
- Secure cycle parking and storage

1.11. The formal description of development contained within the planning application form states:

“Full planning permission for demolition of existing buildings and structures on the site and erection of 272 homes (Use Class C3) and a new community building (Use Class F2(b)), with associated car parking, access, highways, landscaping and new public realm creation, and other associated works.”

- 1.12. Full details of the Proposed Development are contained within the Planning Statement submitted with the Application, in addition to the Design and Access Statement prepared by Calderpeel Architects.

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.

Public Consultation

- 1.14. The objectives for pre-application engagement for the Bennett Street scheme were to:
- Communicate the vision for the Proposed Development and to generate support for establishing a residential community on site;
 - Present design proposals for the Site and to secure feedback from members of the public and key stakeholder and interest groups in order to positively update and amend the Proposed Development;
 - Gather feedback on the key issues and addressing any potential concerns that relate to the development, including the demolition of the existing industrial building and construction of the new residential homes;
 - Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals; and
 - To set out how the development and new public realm enhance the sense of place by providing a more appropriate neighbouring use to the existing residential areas than the current use of the Site.
- 1.15. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:
- **July 2022:** approximately 300 leaflets (Appendix A) were delivered to the local business and residential community by a local courier to notify them of the intention to redevelop the Site and directing recipients to the website. The extent of the consultation boundary can be found at Appendix B.
 - The website included key information about the proposals and, in addition, provided a link to send email comments and feedback to a bespoke consultation email address.
 - The website also provided details of a physical consultation event which was held at West Gorton Community Centre on 07 July 2022. The Applicant and design team were present at the event to address any queries that attendees had.
 - Following the submission of the planning application the website will be updated to confirm that the submission has been made. This will provide a direct link to the planning application of Manchester City Council's public access system to allow formal comments to be made during the determination process.
- 1.16. Full details of the final scheme submitted can be found in the Design and Access Statement prepared by Calderpeel Architects.
- 1.17. A full account of all public engagement undertaken, the responses received, and a direct response made by the proposals is set out in full within Section 3 of this Statement.

Statutory Consultee Engagement

- 1.18. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals have

responded to the site conditions, surrounding area, relevant policy and the Site's economic, planning and regeneration context.

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

- Extensive dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process in order to seek to ensure their support in principle;
- A formal Request for an EIA Screening Request was submitted to MCC on 29 June 2022. A formal response has not yet been received but the application has been prepared on the basis of not being an EIA development.
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals; and
- Technical statutory consultees were consulted through exchanges of correspondence, including MCC Highways.

Non-Statutory Consultees

1.20. In addition to the above Statutory Consultees engaged during the pre-application process, United Utilities were also engaged directly by the Applicant.

1.21. Full details of all pre-application engagement with statutory and non-statutory consultees is provided in Section 3 of this Statement.

Report Structure

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.

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

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

National

Localism Act

- 2.1. 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").
- 2.2. 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.
- 2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.4. 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).

Subsections (2) and (3) state:

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

(3) The person must consult each specified person about the proposed application.

Subsection (4) outlines the requirements in regards to publicity of applications:

(4) Publicity under subsection (2) must—

(a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

2.5. 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.

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

National Planning Policy Framework (2021)

2.7. The Department for Communities and Local Government published the amended NPPF in 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.

2.8. 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.

2.9. 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.

2.10. Similarly, paragraph 132 sets 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.

2.11. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.12. 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 July 2021 following updates to the NPPF.

2.13. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.

2.14. 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

- 2.15. 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.
- 2.16. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.17. 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.
- 2.18. 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.
- 2.19. 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

- 2.20. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage.
- 2.21. The following section of this report sets out, in detail, the extensive amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Strategy and Responses

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

- 3.1. The consultation strategy carried out is considered to have engaged all necessary parties through both online platforms and an in-person consultation event.

Proposed Development Consultation Strategy

- 3.2. Pre-application consultation has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals has responded to the Site's economic, planning and regeneration context.
- 3.3. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process. 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:
- Extensive dialogue with Senior City Council Planning Officers, which has taken place throughout the design development process in order to ensure their support in principle;
 - A bespoke consultation webpage was launched to present the vision for the Site, the proposals and their benefits in order to inform the public and seek their views;
 - Local Ward Councillors (Ardwick Ward) were consulted on the proposed scheme in July 2022 to help the team review the proposals;
 - Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
 - Various pre-application meetings with planning officers and written correspondence with technical statutory and non-statutory consultees (e.g. MCC Highways, MCC Flood Risk Department; United Utilities; and The Environment Agency) to present the proposals and gather feedback; and
 - A formal EIA screening request was submitted to Manchester City Council on 01 July 2022, requesting formal screening opinion and confirmation that an Environmental Impact Assessment in respect of the Proposed Development was not required. A formal screening opinion had not been received at the time of submission.
- 3.4. The sections set out in subheadings below further describe the consultation activity undertaken in preparation of this Application, provide a summary of the feedback received and how this has been addressed within the Proposed Development.

Pre-Application Consultation

Manchester City Council

Local Planning Authority

- 3.5. During the design development stages undertaken prior to submission of this planning application, regular dialogue has taken place with Manchester City Council Planning Officers in order to present the proposals and gather feedback.
- 3.6. The following meetings have taken place to present and discuss the proposals:
- 25 April 2022 – Pre-application meeting with MCC Planning Officers
 - 11 May 2022 - Pre-application meeting with MCC Planning Officers
 - 13 June 2022 - Pre-application meeting with MCC Planning Officers and Ward Councillors
 - 23 June 2022 – Pre-application meeting with MCC Planning Officers
- 3.7. With regard to consultation and engagement with members of the public and a range of stakeholders, it is considered that a wider range of views have been received and considered in detail as part of formulating the proposals.
- 3.8. To further clarify the scope of the application, in addition to the above meetings, an EIA screening request was submitted to Manchester City Council on 01 July 2022 and provided evidence that an Environmental Impact Assessment in respect of the Proposed Development is not required. A formal screening opinion has not been received at the time of submission.
- 3.9. Following the submission of the application relating to the Proposed Development, the Applicant and their agents will continue to pro-actively resolve any comments made during the statutory determination period and prior to a decision being made.

Highways Department

- 3.10. Eddisons have engaged with MCC Highways in order to produce the Transport Statement which is submitted as part of this planning application. Please refer to this report for more details.
- 3.11. Engagement with MCC Highways department is ongoing, namely with regards to construction logistics, including access and routes.

Flood Risk Department

- 3.12. Townsend Water Engineering have engaged with MCC as the Lead Local Flooding Authority.
- 3.13. For further details please refer to the Flood Risk Assessment and Drainage Strategy prepared by Townsend Water Engineering and submitted as part of this application.

Local Ward Councillors

- 3.14. A meeting with Ward Councillors in the Ardwick Ward took place on 13 June 2022 to discuss the Proposed Development and vision for the scheme. The meeting was attended by Councillor Amna Saad Omar Abdullatif, Councillor Tina Hewitson and Councillor Bernard Priest.
- 3.15. The key discussion points and queries raised are summarised below, along with a summary of how the Proposed Development has responded to these points raised:

Masterplan

- **Comment:** Councillors were broadly supportive of the masterplan layout and noted that the proposed density is less than previous proposals.
 - **Response:** The Design and Access Statement submitted with the planning application provides confirmation that this masterplan layout is to be proceeded with. The layout is indeed less dense than previous proposals.

Parking

- **Comment:** Councillors were broadly supportive of parking being off-street and noted that the proposed road were sufficiently wide to allow for two-way movements.
 - **Response:** A Transport Statement has been submitted with the planning application and provides full details of parking and road layout. Parking will be off-street and roads are considered wide enough for two-way movement.

Security

- **Comment:** Councillors queried whether the parking areas associated with the apartments.
 - **Response:** The parking areas associated with the apartments will be gated for security reasons due to them not having an individual driveway. There will be no other gated areas within the development and the public realm to be provided will be accessible to all residents.

Community Facility

- **Comment:** Councillors highlighted management challenges with the existing West Gorton Community Facility and identified a need for a new space to be provided. Councillors also highlighted that provision of a community facility as part of the proposals would be a significant benefit to the local community.
 - **Response:** A Community Hub will be provided within the development which will benefit not only residents of the Proposed Development but also residents of the adjacent and nearby neighbourhoods and communities. Management of the facility is to be confirmed however will be given careful consideration and is expected to be led by a community group.

Affordable Housing

- **Comment:** Councillors highlighted the importance of affordable housing provision.
 - **Response:** A Viability Assessment has been prepared by Northern Land and is submitted as part of the Planning Application.

Residential Design

- **Comment:** Councillors indicated a preference for Kellen Homes' 'standard house type' as it was considered to be better aligned with the existing housing stock in the area.
 - **Response:** Full details of the design evolution can be found in the Design & Access Statement submitted with the planning application. The dwellings have been designed to be complementary from the surrounding neighbourhoods and have taken cues from the scale and massing of the surrounding properties.

Residential Management

- **Comment:** Councillors highlighted the expectation for the future development to be managed by a single landlord to ensure the quality of management and security of tenure for future residents. Councillors seek to avoid homes being sold to private landlords due to issues of insecure tenancies and risk of poor management.
 - **Response:** The tenure of the homes is to be confirmed following a full and thorough viability appraisal with Manchester City Council. The high-quality public spaces on the Site will be maintained by the managing agent on behalf of the management company, with every resident paying a small estate charge.

Public Consultation

- 3.16. Approximately 300 leaflets (see Appendix A) were delivered to the local business and residential community by a local courier in order to notify them of the intention to redevelop the Site and direct them towards a website which included key information about the scheme and also provided a link to send email comments and feedback to a bespoke consultation email address.

- 3.17. The website also provided details of the physical consultation event where the Applicant and design team would be present to address any queries that attendees had.
- 3.18. The Public Consultation event was held at West Gorton Community Centre on 07 July 2022 at 16:30-18:30pm.
- 3.19. The material presented at the event provided information of the proposals, the vision for the Site and the benefits of the scheme. Some initial design concepts and layout plans were also available for review and discussion.
- 3.20. The event was attended by the three Ward Councillors for Adwick (Councillor Abdullatif, Councillor Hewitson and Councillor Priest) as well as 7 members of the public.
- 3.21. After discussions with the Applicant and design team at the event, attendees were asked to provide their feedback via email using the bespoke consultation email address.
- 3.22. The public consultation responses were generally either fully supportive or partially supportive of the Proposed Development.

Responses Received

- 3.23. A total of 26 unique visitors accessed the consultation website between 30 June 2022 and 21 July 2022.
- 3.24. In total, no feedback emails were received via the bespoke consultation email address found on the consultation webpage.
- 3.25. A number of queries and issues were raised by the public at the in-person Public Consultation event. These are summarised below in Table 3.1.

Table 3.1 Summary of comments received during the consultation process from members of the public

Theme	Comments Received	Response
Residential Use	Attendees were supportive of a residential development on site.	The Proposed Development will deliver a high quality, residential-led scheme that will meet MCC's regeneration ambitions for this area of Manchester. Core Strategy (2012) Policy H5 highlights that priority will be given to family housing and high quality developments within Central Manchester, which is where the Site is located as defined by Policy EC8. The proposed residential use can be considered compliant with relevant policy and is an improvement upon the Site's current industrial use which has a negative impact on the amenity of the surrounding neighbourhoods.
Green Space	Attendees were supporting of the including of green space.	The Proposed Development includes a significant amount of green space and improved public realm. The development includes private garden space for residents as well as a new public park which will provide an area for recreation and play for residents of the development and nearby neighbourhoods as well as visitors. Planting provision has been designed to enhance the ecological and aesthetic value of the Site while tree planting and open landscaping will allow light and natural surveillance through the development and surrounding spaces.
Tenure	Attendees queried whether tenure of the homes was all	The tenure of the homes is to be confirmed following a full and thorough viability appraisal with Manchester City Council.

Theme	Comments Received	Response
	private rent or a mix of social and private rent.	
Vermin	Attendees questioned whether the existing problem vermin would worsen and what mitigation measures would be in place.	Mitigation measures will be undertaken to ensure that this problem is not exacerbated by the development and following completion of the sitewide remediation and implementation of a Waste Management Strategy, the issue of vermin on site is expected to lessen.
Shops and Community Facilities	Attendees queried whether shops or community facilities would be provided.	While retail stores are not proposed as part of the scheme, the Proposed Development will deliver a new community hub facility within the Site boundary. This will provide a facility for both existing and new local residents to come together.
Traffic	Attendees queried how traffic in the area would be impacted.	A Transport Statement has been prepared by Eddisons in support of the Proposed Development. It concludes that the scheme is acceptable from a transport perspective. A Framework Travel Plan has also been prepared by Eddisons with the aim of increasing travel choices, reducing dependency on car use and promoting sustainable travel. The Travel Plan includes a site accessibility audit which comprises a review sustainable transport infrastructure including accessibility on foot, by cycle and by public transport. The Proposed Development is well aligned with local planning policy, being located in close proximity to a range of different facilities and sustainable transport links. The design and location selection of the development is such that encourages sustainable travel and links to existing networks.
Access	Attendees queried how the Site would be accessed.	The main points of access into the Proposed Development is on Bennett Street with a further pedestrianised entrance further east along Bennett Street.

Statutory Consultees

Greater Manchester Police – Design for Security

- 3.26. In order to seek an early view on the ways in which the Proposed Development can manage crime and promote safety in and around the site, the scheme was submitted to Greater Manchester Police (GMP) Design for Security team for feedback.
- 3.27. A Crime Impact Statement was received from GMP on 22 July 2022 which includes recommendations with regards to the Proposed Development and is submitted with the planning application.
- 3.28. The recommendations within the report have been incorporated into the development and further evidence will be provided to confirm that the requirements GMP, in order to award Secure by Design status, during the construction process and prior to operation have been met.

Environment Agency

3.29. Townsend Water Engineering and E3P Environmental Consulting have engaged with the Environment Agency in producing the Flood Risk & Drainage Assessment and Ground Conditions Report.

3.30. Please refer to these reports for further information.

Non-Statutory Consultees

United Utilities

3.31. Kellen Homes have engaged United Utilities during the pre-application process.

3.32. United Utilities were confirmed to have no issues with the proposals.

Summary

3.33. Overall, there is a recognition that the Proposed Development for residential use on the Site represents an improvement on the current industrial use on site which detracts from the amenity of the surrounding residential communities.

3.34. The Applicant is also committed to delivering a Community Hub on site to be enjoyed by residents of the development as well as the surrounding area.

3.35. The open green space, including a park, as well as improved public realm are welcome additions to the Proposed Development as demonstrated by the feedback received during the period of public consultation.

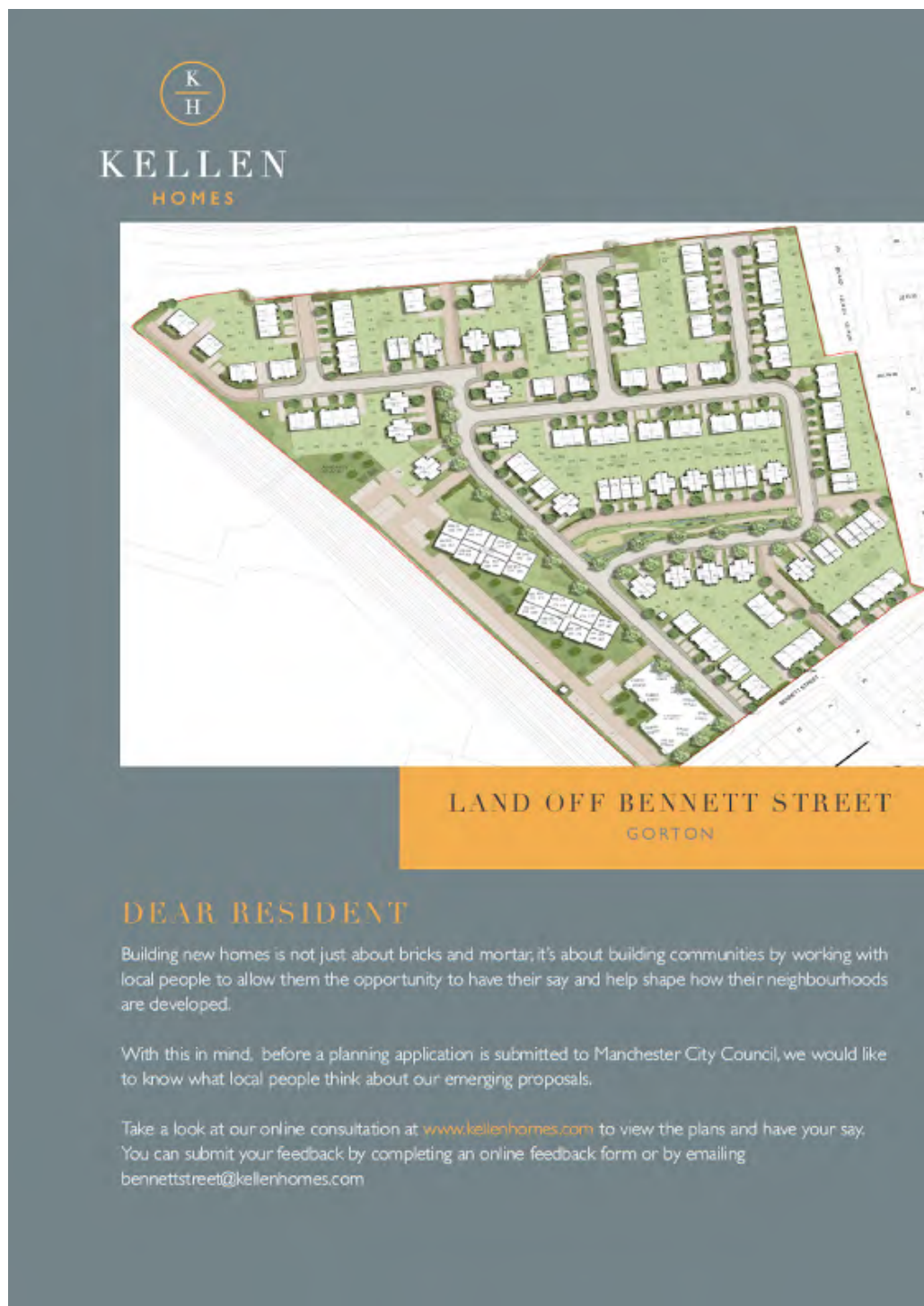
3.36. Whilst justification has been provided within the Planning Statement and Design and Access Statement, this Statement has also set out a direct response to points made by members of the public, the local community, Ward Members, as well as Statutory and Non-Statutory Consultees.

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

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The proposals form the redevelopment of land at Bennett Street.
- 4.2. The application proposals have been the subject of a significant amount of pre-application consultation with local people and numerous organisations. This 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, other Statutory Consultees and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.3. Pre-application engagement with local residents and businesses was principally led by a bespoke consultation webpage which launched on 30 June 2022 and received 26 unique visitors during the consultation period however did not generate any comments from these visitors.
- 4.4. An in-person public consultation event took place on 07 July 2022 at West Gorton Community Centre and was attended by Ward Councillors and 7 members of the public as well as the Applicant and design team to provide responses to queries. Discussions were generally positive and attendees expressed support for the proposals in terms of their use, the community hub offering and the open space provision and improved public realm.
- 4.5. Areas that the design team have been able to address comments within the Proposed Development have been implemented, whilst the Applicant will continue to work with local partners in order to maximise the benefits felt in the local area.
- 4.6. In addition to direct engagement with local residents and Ward Councillors, there has been a substantial amount of positive feedback gathered from Manchester City Council as Local Planning Authority. Statutory Consultees have agreed to the relevant elements of the Proposed Development from a technical perspective prior to an application being made.
- 4.7. Moving forward with the project, Kellen Homes Ltd are committed to ensuring the consultation process will also continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. They are committed to delivering a high quality scheme which also benefits residents of the neighbouring communities. During the determination process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations for the Site and wider area.

Appendix A – Public Consultation Leaflets



THE VISION

Kellen Homes is currently preparing a planning application for on the former Olympic Container site. The planning application will be a detailed application to seek planning permission for 274 dwellings. Our vision for the site is to deliver new high quality homes that delivers housing choice and creates a long term sustainable community that becomes integrated with the local neighbourhood.

We believe the site is ideally located for our proposals, which will transform the existing long term industrial use of the site into something that makes a much positive contribution to the wider area, but we want to know what you think about our initial plans.

THE PROPOSAL

Our plans will deliver:

- A development of 274 high quality new properties, offering a range of property types and sizes.
- A sensitively and well-designed development with public open space and spacious gardens
- A sustainable development located within walking and cycling distance of local schools, public transport links and shops, services, and facilities.
- An economic boost for the area through the additional spend of new residents in local shops and on services, helping to sustain jobs and businesses
- The creation of jobs in the construction industry, including opportunities for young people through training and apprenticeship programmes
- A number of environmental improvements will be made including retaining trees where possible, rehoming protected species and providing replacement shrubs and trees.

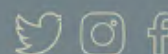


WHAT HAPPENS NEXT?

We'd like to hear your views on these proposals, so please get in touch and tell us what you think.

www.kellenhomes.com

It is also our intention to hold a physical consultation, more details will be published on the website.



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Appendix B – Consultation Boundary





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