



# Statement of Community Involvement

One Lord Street

Linear Living

Date: 11/02/2025

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# 1. Executive Summary

## Background

- 1.1 This document illustrates the applicant's proactive approach to pre-application community engagement.
- 1.2 Two public consultation events were held on Tuesday 2<sup>nd</sup> December 2025 and Tuesday 10<sup>th</sup> February 2026 at the Radisson Hotel Manchester City Centre, 4 Cheetham Hill Road, Cheetham Hill, Manchester, which is located a 3-minute walk (approximately 160m) away from the application site. The purpose was to invite councillors, local residents and other interested groups to share their comments and views on the proposed scheme.
- 1.3 Members of the public were notified about the events via a dedicated consultation website and approximately 1,500 leaflets distributed to surrounding properties.
- 1.4 Additionally, Councillors were invited to attend the events directly and meet with the Project Team via email sent on behalf of the applicant. One Councillor responded via email.

## Consultation Event

- 1.5 The events were held on Tuesday 2<sup>nd</sup> December 2025, 15:00 till 19:00, and Tuesday 10<sup>th</sup> February 2026 at the Radisson Hotel Manchester City Centre, 16:00 till 19:00. The events operated on a drop-in basis, with the first hour of the first event allocated for engagement with local Councillors before opening to the public for the remaining three hours.
- 1.6 Despite the best efforts of the project team to provide a platform for members of the public to view and comment on the proposals, no individuals attended the consultation events. One member of the public responded via an online survey.

## Analysis

- 1.7 With only one survey response, the analysis possible is limited. The lack of attendance and limited response to the survey could be interpreted as indifference towards the proposals. This could be due to the fact that the site has been consented for high-rise residential development previously, a general consensus that the site is due to be delivered in any case (as a vacant plot within an otherwise comprehensively redeveloped quarter of the city) or the greater transience of the nearby residential community.
- 1.8 The one respondent believes that there is a need for new homes in Manchester, that the site is an appropriate location for a residential scheme and the proposals will provide a good range of housing options in the local area. Overall, they were supportive of the redevelopment of the site, recognising that the wider area is in need of regeneration.

## 2. Introduction

- 2.1 This Statement of Community Involvement (SCI) has been prepared by Enabl on behalf of the applicant, Linear Living. The statement accompanies a planning application for the proposed development of residential apartments in the vacant site located on One Lord Street.

### Scheme Description

- 2.2 The submitted planning application is seeking planning consent for:

*“Demolition of existing structures and erection of a residential apartment development comprising 251no. dwellings (Use Class C3) with landscaping and associated works.”*

### Pre-application

- 2.3 This SCI has been produced to assist Linear Living in its assessment of the application. It details the pre-application consultation activities that were undertaken with the view of informing the final scheme and should be read in conjunction with the other documents that have been submitted in support of the application.

### Methodology

- 2.4 This document highlights the applicant’s commitment to pre-application community engagement and explains the consultation activities that have been undertaken.
- 2.5 The content of the SCI includes:
- Methods of community involvement that were used;
  - Details of the feedback received;
  - Analysis and conclusions from the data; and
  - Responses to public comments.

## MCC Statement of Community Involvement

- 2.6 Manchester City Council Statement of Community Involvement (2025) sets out the council's intentions to involve all sectors of the community in the planning process.
- 2.7 Section 2.2 states: *"Community involvement in planning policy preparation is a continuous process of engagement with residents and people who work within the City, rather than a series of one-offs. We will use a selection of the methods above depending on the scope of the consultation and the resources available. At each stage we will explain clearly why we are asking for your views and what the planning policies are aiming to address; we will listen to what you tell us and will try to shape policies accordingly. Where necessary, we will explain why we haven't been able to take on board all of your suggestions. This approach is in line with the Council's Our Manchester Strategy, which puts people at the centre of everything that we do"*
- 2.8 The applicant has therefore followed the guidance contained in the Manchester City Council SCI during the development of their pre-application engagement approach.

## National Planning Policy Framework (December 2024)

- 2.9 The National Planning Policy Framework (NPPF) encourages pre-application consultation. Paragraph 40 states that *"good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*

## Project Team

- 2.10 For the purpose of this SCI, the "project team" comprises:
- Linear Living (Applicant, Developer);
  - Enabl (Planning Consultant); and
  - AEW (Architect).

## 3. Consultation Methodology

### Methodology

- 3.1 The applicant has demonstrated a commitment to engage with residents and interested groups in the immediate area surrounding the application site. The consultation process was guided by the following principles:
- 3.2 Openness and transparency – local engagement has been undertaken in a manner which was fundamentally open and transparent. This encourages a level of trust between the developer and the community.
- 3.3 Wide ranging engagement – in a manner that allowed all stakeholders to feel equally involved in the process. The public consultation events were inclusive to ensure that no one group felt marginalised throughout the process.
- 3.4 Consistent and structured – significant efforts have been made to ensure community contact continues following the consultation events, rather than simply seeking input at key intervals that support the project team at the expense of the local community.

### Community Engagement

- 3.5 The project team has been dedicated to ensuring that local residents, elected representatives and community stakeholders have had a meaningful opportunity to be involved in the discussion on the future of the site, and to feed into the evolution of the scheme's proposals.
- 3.6 The project team held a public consultation event, giving members of the public opportunities to ask questions and understand the rationale informing the proposal. Additionally, provisions were made for all attendees to leave written feedback in the form of both physical and an online survey.

## 4. Public Consultation

### Promotion

- 4.1 To promote the first event, a Consultation Website, <https://lordstreetconsultation.co.uk/>, was created, which included details of the proposals, an online feedback form, frequently asked questions and the time and location of the in-person event.
- 4.2 Additionally, approximately 1,500 1 A4 leaflets promoting the event (Appendix 1) were distributed to households and businesses within the consultation zone in the form of leaflet drops (Appendix 2).
- 4.3 Invitations to attend the consultations were sent out personally by the project team via email (Appendix 3) to Councillors for Cheetham, Piccadilly & Deansgate wards and Planning Committee members. One Councillor responded via email – their response is discussed in the next chapter.
- 4.4 In response to the lack of attendance at the first event, a second event was organised to give members of the public another opportunity to engage with the process prior to submission. The consultation website was updated with the new time and date, and the consultation boards were also uploaded to the site to allow people to see the plans without attending the event.
- 4.5 Another leaflet distribution of approximately 1,500 leaflets in the same consultation zone was undertaken to promote the second event (Appendix 2).
- 4.6 Another email was sent to ward Councillors on behalf of the applicant (Appendix 6) to invite them to the second event, as well as offer them the opportunity to meet with the project team. At the time of writing, no responses have been received.

## Events

- 4.7 The events took place on Tuesday 2<sup>nd</sup> December 2025 and Tuesday 10<sup>th</sup> February 2026 at the Radisson Hotel Manchester City Centre, 4 Cheetham Hill Road, Cheetham Hill, Manchester
- 4.8 The first event had a one-hour slot (15:00 – 16:00) which was allocated for Councillors who were invited directly via email.
- 4.9 The times advertised to members of the public were 16:00 – 19:00. However, Councillors were also advised that they could stay and attend the rest of the session following the allocated hour.
- 4.10 The second event ran 16:00 – 19:00 at the same venue, again on a drop-in basis.
- 4.11 Staff from across the project team attended the events to speak with attendees about the proposals and respond to any queries and concerns.
- 4.12 The project team prepared 8 A1 exhibition boards showcasing various elements of the proposals (Appendix 4). The boards covered the following areas:
- Introduction to Linear Living and the site;
  - The Site context, characteristics and planning history;
  - Massing and built form;
  - Proposed floorplans;
  - Proposed landscaping; and
  - Next Steps.
- 4.13 Attendees could either review the consultation boards at their own pace or be guided through each section by a member of the project team.
- 4.14 Feedback forms (Appendix 5) were available to complete at the event. The questions were also made available via an online Microsoft Form survey. A QR Code linking to

the consultation website, which housed the online form, was included on the event promotion leaflets.

- 4.15 No Councillors or members of the public attended the consultation events. At the time of writing, there has been one response to the online survey.

## 5. Analysis & Conclusions

- 5.1 Traditionally, an SCI summarises and analyses the feedback and data from members of the public and how (if applicable) this informed the proposals.
- 5.2 However, despite the project team's best efforts to provide the platform for members of the public to view the proposals and share their feedback, extremely limited data has been received.
- 5.3 The analysis and conclusions will therefore summarise and discuss the one survey response received. It will then focus on possible explanations for the lack of attendance at the public consultation event and feedback.

### Survey Response

- 5.4 One response was received via the online survey. The below table sets out their responses:

| Question                                                                                                  | Response       |
|-----------------------------------------------------------------------------------------------------------|----------------|
| Interest in Proposals                                                                                     | Local Resident |
| Postcode                                                                                                  | M4             |
| Do you think there is a need for new homes in Manchester?                                                 | Yes            |
| Do you think the site is an appropriate location for a residential scheme?                                | Yes            |
| Do you think the proposals will introduce a good range of housing options in the local area?              | Yes            |
| Are you supportive of the designs for the proposed development?                                           | Unsure         |
| Do you think the proposals provide sufficient amount of amenity space for a development in this location? | Unsure         |

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What are your overall views on the proposal overall? | Supportive but with concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Please leave any other comments here:                | <ul style="list-style-type: none"> <li>• It is unclear if the development will include any green or outdoor space for residents, commercial units to help activate the street frontage and if the units are for sale or for rent.</li> <li>• If for sale, preference to prioritise owner-occupiers whenever possible, and reserve family homes, especially 3-bedroom apartments or 3+ bedroom townhouses, for owner-occupiers.</li> <li>• Overall supportive of the redevelopment of this land as this whole area is in need of regeneration</li> </ul> |

*Table 1: Survey Response*

5.5 It is valuable to recognise that the respondent is a resident in the M4 postcode, which encompasses the Green Quarter. The views are therefore representative of a local resident.

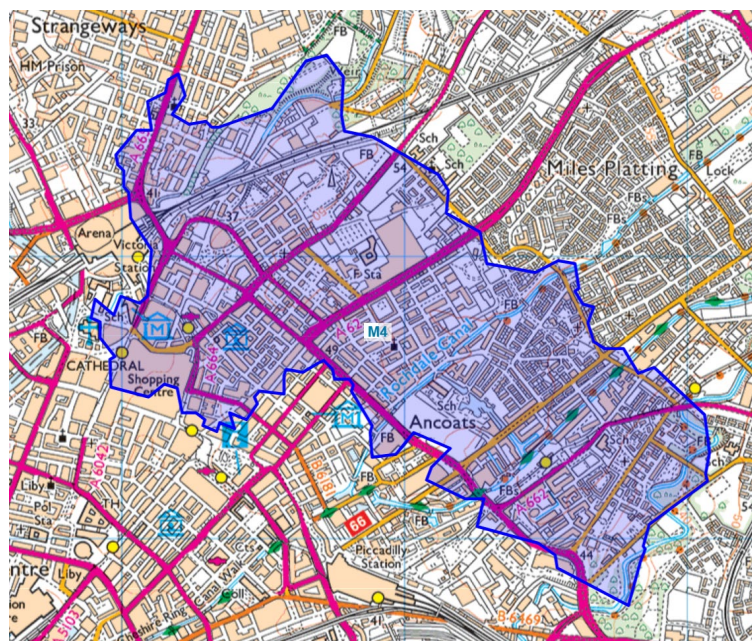


*Figure 1: M4 Postcode Area*

- 5.6 The respondent believes that there is a need for new homes in Manchester, that the site is an appropriate location for a residential scheme and the proposals will provide a good range of housing options in the local area.
- 5.7 They stated they were “unsure” about the design and amount of amenity space proposed. This would be explained by the fact that this response was received before the consultation boards (Appendix 4) had been uploaded to the consultation website. There was therefore limited amount of information for them to base their response on. Full details of the proposed design and architecture are included in the planning application.
- 5.8 Regarding amenity space, the proposals do include outdoor and green space for residents. Across the landscaped amenity space at ground floor, communal terrace and private balconies, the proposals offer an appropriate level of quality external amenity space for the city centre location.
- 5.9 In terms of commercial units at ground floor, this does not form part of the proposals. However, the scheme will instead activate the street through the townhouses and residential entrances on Cheetham Hill Road and Lord Street.
- 5.10 In response to the exact tenure of the proposed dwellings, the scheme will be 100% Build-to-Rent.
- 5.11 Overall, the one respondent was supportive of the redevelopment of the site, recognising that the wider area is in need of regeneration.
- 5.12 The remainder of the SCI will consider possible explanations for the lack of engagement with the consultation process.

### **Principle of Development**

- 5.13 The application site has previously received planning consent for a high-rise residential development which it still benefits from.

- 5.14 It could therefore stand to reason that the local community is indifferent to the specifics of the current proposals because it is accepted that the site could be delivered in line with the extant consent.

### **Wider Regeneration Context**

- 5.15 The site is the only undeveloped plot in the Green Quarter, which has been the subject of comprehensive redevelopment over the last two decades.
- 5.16 Additionally, the site is adjacent to the Great Ducie Street and Strangeways & Cambridge SRFs, indicating the wider regeneration aspirations for the area north of the city centre.
- 5.17 There may be an expectation and general consensus that the site is therefore due to be developed at some point. This is the sentiment put forward by the one respondent and may explain the apathy towards the current proposals.

### **Transience of Community**

- 5.18 Based on the project team's previous experience, neighbouring residential owner-occupiers tend to be those most invested in public consultation exercises.
- 5.19 Residents of the Green Quarter, on the other hand, are majority renters. This combined with the nature of the accommodation (majority 1- and 2-bedroom apartments) makes for a more transient community.
- 5.20 Transient communities tend to be less invested in engaging with public consultation on development in their immediate area as they have weaker ties to the area itself and are less likely to be living there for an extended period of time.
- 5.21 This may provide an additional explanation for the presumed indifference of the local community to the proposals.

## Relationship Between Site and Residential Neighbours

- 5.22 The site has non-residential neighbours to three sides, which are less sensitive to the potential impacts of the proposed development.
- 5.23 Only having residential uses to one side of the site may further provide an explanation for the lack of engagement.

## Response from Councillor

- 5.24 The project team received an email from one Councillor in response to the invitation to the first event. For completeness, the nature of the feedback received will be addressed:

| Councillor Response                                                                      | Project Team Response                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The project team should have met with Councillors before hosting a public consultation   | Councillors were informed of the public consultation event before the wider public. The event included a preview session exclusively for Councillors before it was open to the public.<br><br>Ward councillors were invited to meet separately when being informed about the second event (Appendix 6). |
| The event venue should be easily accessible for local residents                          | The venue was 160m (3 minute walk) from the application site in the Green Quarter. It was selected for its close proximity to existing residents that live nearest to the site.                                                                                                                         |
| Councillors will only support social and affordable housing with a local lettings policy | The scheme is proposed to be 100% market housing. The application is supported by a Viability Assessment.                                                                                                                                                                                               |

*Table 2: Councillor Response*

## Appendix 1: Consultation Leaflet

### First Event

# High Quality, Design-led Homes in Manchester's Green Quarter - Have Your Say

Plans are being brought forward for a high quality, design-led residential development, including a mix of one and two bedroom apartments, at a key junction between Cheetham Hill Road and Lord Street, on the corner of the Green Quarter.

The development will provide much needed homes, enhance the local streetscape and improve connections to the wider areas, as well as introduce new green infrastructure and enhance biodiversity.

Prior to the submission of the planning application, we would like to hear your views and offer the opportunity to provide feedback. The drop-in consultation event will give you the chance to see the proposed plans so far and speak to members of the design team.



To learn more about the project,  
please visit  
<https://lordstreetconsultation.co.uk>  
Or scan the QR code



## HAVE YOUR SAY

### Where

Radisson Hotel Manchester City Centre  
(Piccadilly Suite)  
4 Cheetham Hill Road, Cheetham Hill  
Manchester, M4 4EW

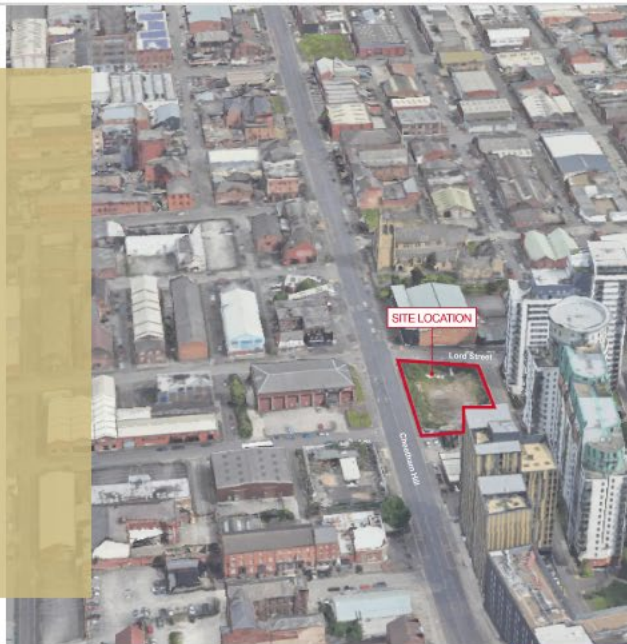
### When

Tuesday 2<sup>nd</sup> December 2025  
16:00 - 19:00



## Second Event

# High Quality, Design-led Homes in Manchester's Green Quarter - Have Your Say



Plans are being brought forward for a high quality, design-led residential development, including a mix of one and two bedroom apartments, at a key junction between Cheetham Hill Road and Lord Street, on the corner of the Green Quarter.

The development will provide much needed homes, enhance the local streetscape and improve connections to the wider areas, as well as introduce new green infrastructure and enhance biodiversity.

This is a second public consultation, providing the local community with a further opportunity to review the proposals and share any additional comments or feedback.

Prior to the submission of the planning application, we would like to hear your views and offer the opportunity to provide feedback.

The drop-in consultation event will give you the chance to see the proposed plans so far and speak to members of the design team.



To learn more about the project,  
please visit  
<https://lordstreetconsultation.co.uk>  
Or scan the QR code

## HAVE YOUR SAY

### Where

**Radisson Hotel Manchester City Centre  
(Piccadilly Suite)  
4 Cheetham Hill Road, Cheetham Hill  
Manchester, M4 4EW**

### When

**Tuesday 10th February 2026  
16:00 - 19:00**

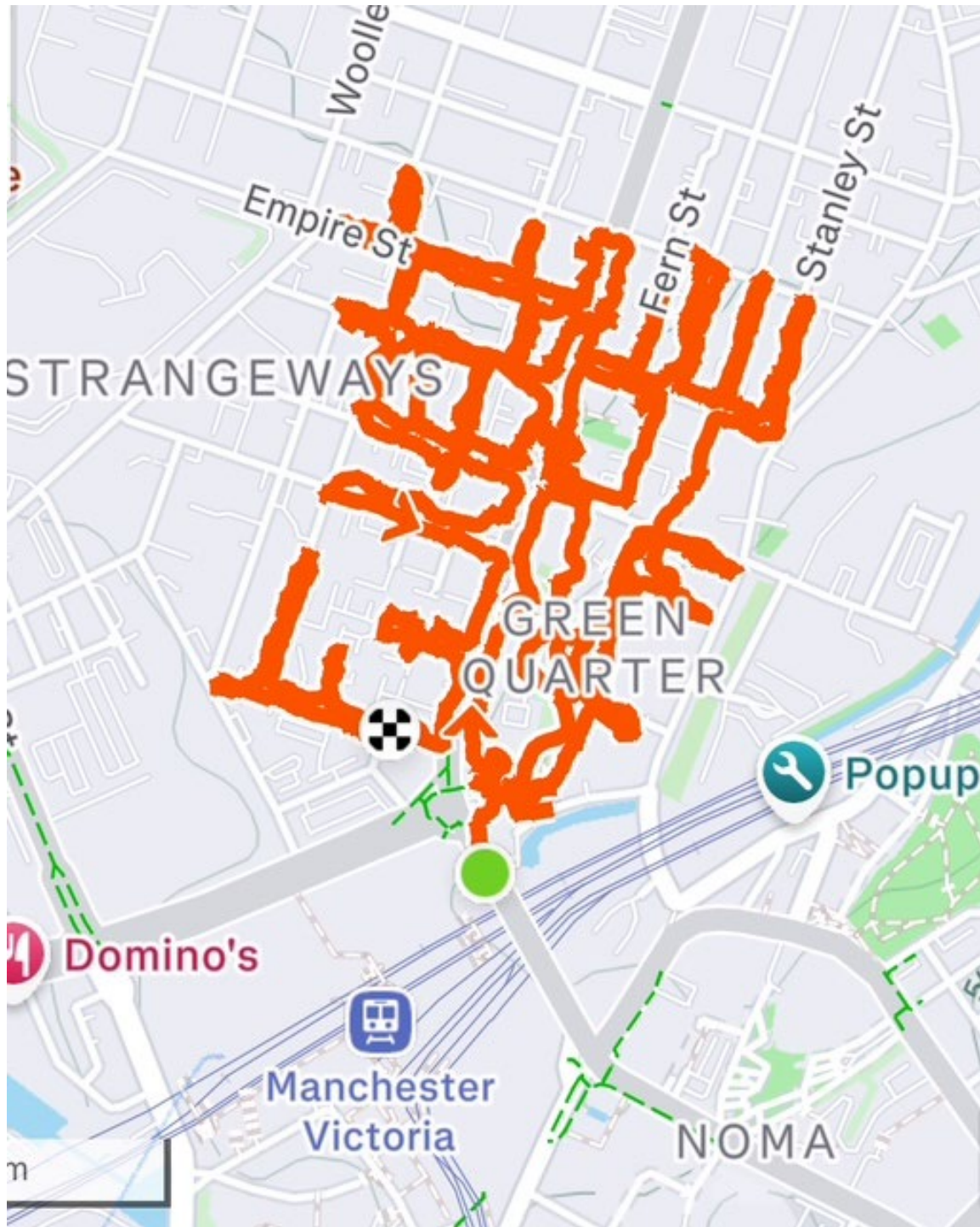


## Appendix 2: Consultation Zone Leaflet Tracking

### First Event



## Second Event



## Appendix 3: Email Invitation to Councillors

Sent 21/11/2025

**Subject:** Public Consultation Event: Proposals for Residential Development at Lord Street, Green Quarter – Tuesday 2<sup>nd</sup> December 2025

Dear Councillor [Name],

I am writing on behalf of Linear Living to invite you to our public consultation event on upcoming plans for a new high-quality residential development in Manchester City Centre.

The proposals are for a currently vacant plot of land on the corner of Cheetham Hill Road and Lord Street, on the corner of the Green Quarter and adjacent to the Great Ducie Street and Strangeways & Cambridge Strategic Regeneration Frameworks. The proposed development will contribute towards the existing and emerging regeneration aspirations for the wider area.

The proposals will make efficient use of brownfield land in a sustainable, strategic location, providing approximately 250 much needed homes in the city centre. Landscaping and green infrastructure will facilitate connections to the wider area, including the Green Quarter.

The attached leaflet will be delivered to residents in the local area to inform them of the proposals and invite them to the public consultation event on Tuesday 2<sup>nd</sup> December 2025, 16:00 – 19:00 at the Radisson Hotel Manchester City Centre (Piccadilly Suite), 4 Cheetham Hill Road, Cheetham Hill, Manchester, M4 4EW.

**As a key stakeholder, we would like to invite you to a preview session of the consultation event, 15:00 – 16:00 on Tuesday 2<sup>nd</sup> December 2025.** This will be an opportunity to meet the design team, view the proposals in more detail, ask any questions you may have and share your feedback. You are of course also more than welcome to drop-in during the public session, 16:00 – 19:00, if you would prefer.

If you are able to join us, it would be greatly appreciated if you could confirm your attendance.

We look forward to hearing from you. In the meantime, please do not hesitate to ask if you have any questions about the proposals or the consultation process.

Best wishes,



## Appendix 4: Consultation Boards

### Welcome

# One Lord Street



*Visual representation of One Lord Street*

#### Welcome

Linear Living is preparing a planning application for a bold new development, a 251-unit apartment and townhouse scheme situated at a gateway location into Manchester's Green Quarter, and one of the final pieces in the area's long-term regeneration vision.

Nestled on the border of the Green Quarter and the emerging Strangeways and Cambridge SRF, this site plays a pivotal role in shaping the future of the city fringe.

Building on the ambitions set out in the Strangeways & Cambridge Strategic Regeneration Framework (SRF), developed by Manchester and Salford councils, this development aligns with the broader vision for the area.

#### About

Linear Living offers all stakeholders the comfort of full in-house deliverability. From initial land appraisals & acquisition, planning development, construction by Linear Group, sales & marketing, and aftercare.

With a wealth of construction and management experience, Linear Living benefits from the many facets of the business strengthened over the 31 years of trading.



Holland Park, Glasgow



Trafford Gardens, Manchester



Square Gardens, Manchester

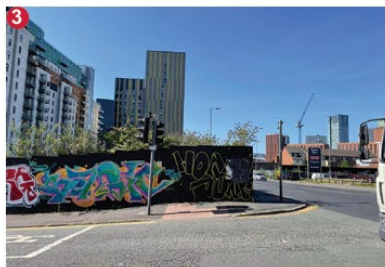
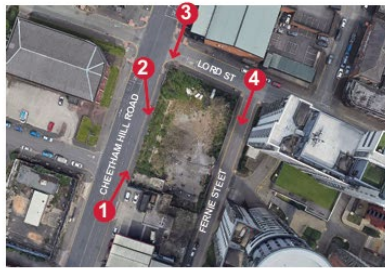


Paragon House, Manchester



## The Site

# One Lord Street



### Site Address

Land bounded by Cheetham Hill Road, Lord Street & Fernie Street, Cheetham Hill, Manchester M4 4EX

### Strategic Regeneration Framework

The site borders the Strangeways SRF, which aims to introduce new homes, parks and public spaces and also the Victoria North SRF with new ongoing residential schemes in development. The site is considered a gateway site, immediately adjacent to the busy Cheetham Hill Road leading to the city centre and on the cusp of the residential / employment areas.

### Existing Site Plan

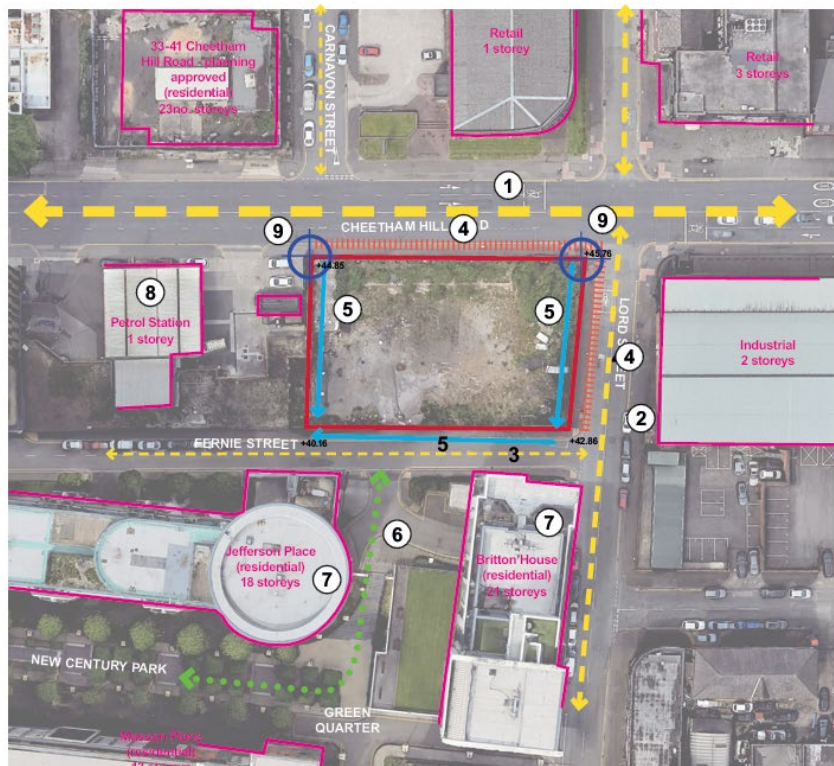
The existing site is currently a vacant plot of land enclosed by hoarding. The site previously had retail / commercial units fronting Cheetham Hill Road and associated car parking and loading accessed from Fernie Street. The buildings have since been demolished and remaining on site is a part-demolished section of building on the south-west corner and the remaining site is overgrown vegetation to the west and handstanding.

Two consented schemes are located directly opposite the application site. Precedent analysis was undertaken to understand the schemes in terms of layout, scale and massing.

### Planning History

Planning permission was granted for the Application Site in 2016 for a 16-storey building comprising 192 apartments. Following a review of the approved scheme, several issues were identified, including the need to update the design to meet current regulatory standards. This, along with feedback received from Manchester City Council, prompted a decision to adopt a new approach for the site.

- ① Cheetham Hill Road is a busy road which presents noise concerns but also allows potential for the scheme to add to the existing streetscene
- ② Lord Street is less busy than Cheetham Hill Road but is still a key elevation which needs to be considered, it connects back to Victoria North where there are a lot of new developments
- ③ Fernie Street is an even quieter road, the adjacent existing residential schemes back onto this street, so it could be considered a more 'back of house' elevation
- ④ Potential for new active frontages onto Cheetham Hill Road and Lord Street to animate the street scene
- ⑤ Significant level changes across the site, the arrowheads demonstrate the low points - this has been carefully considered with the proposals
- ⑥ Existing pedestrian route through public realm, leads directly to the site.
- ⑦ Adjacent building heights, the site sits within an area of tall buildings.
- ⑧ Neighbouring petrol station with fuel tank to adjacent boundary
- ⑨ Key views on focal corners



## Massing & Built Form

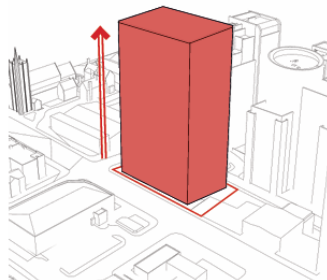
# One Lord Street

The massing underwent a number of design iterations, with emphasis on creating a 'slender' form, whilst aligning with the emerging context.

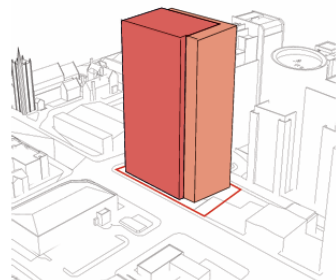
The proposed building is 24no. storeys in total (ground + 23) from Cheetham Hill road, excluding a basement level to Fernie Street.

At ground and first floor the building steps back along Lord Street and Cheetham Hill road, creating an overhang with a colonnade, creating interest at street level.

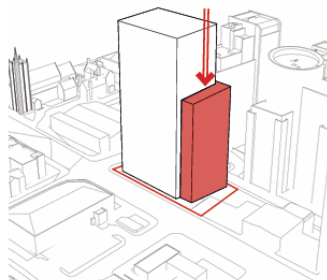
- ① Articulated corner - Setback in form at the corner of Cheetham Hill Road to break up overall massing and increase number of dual aspect apartments
- ② Building form steps at 15th floor to create a communal roof terrace and private terraces for apartments at this level
- ③ Building form set back at ground and first floor to express colonnade, creating active frontages that contribute to the character of the public realm
- ④ Architectural 'crown' expressed to define the landmark building in the City skyline
- ⑤ Building footprint located to allow for opportunity for increased amenity / landscaping



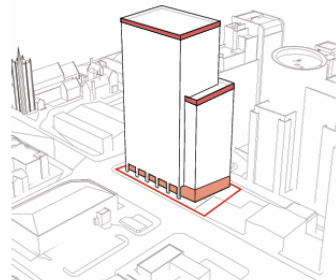
Initial footprint established within site boundary and extruded to 24 storeys to be in line with the emerging context



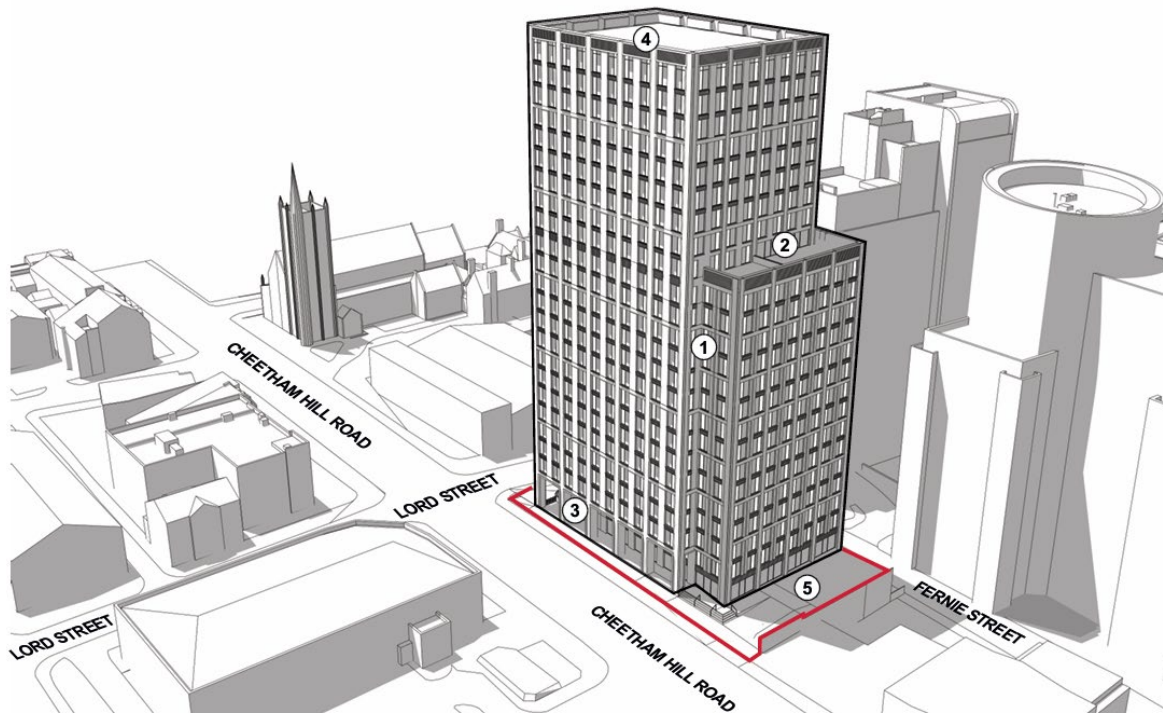
Building form shifted in plan to create interest and relief in elevation along Cheetham hill road increasing the number of dual aspect apartments.



Form pushed / pulled to create a stepped form, creating a roof terrace at the 15th floor



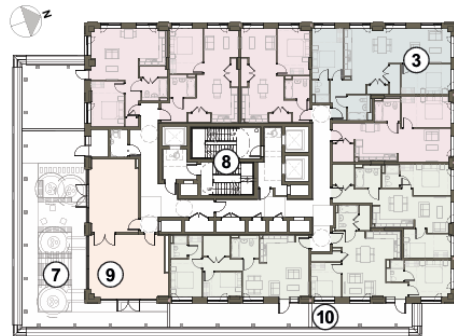
Active frontages pushed back at ground floor to create a colonnade. Architectural 'crown' expressed to define landmark building in the city skyline.



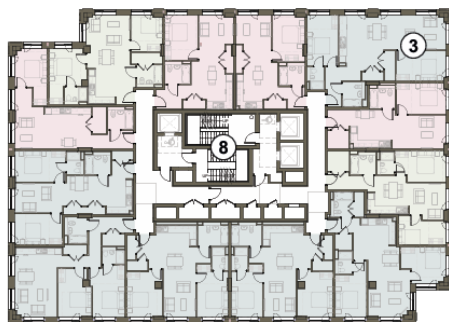
Visual representation of One Lord Street

## The Scheme

# One Lord Street



Terrace Level Floor Plan



Typical Upper Floor Plan

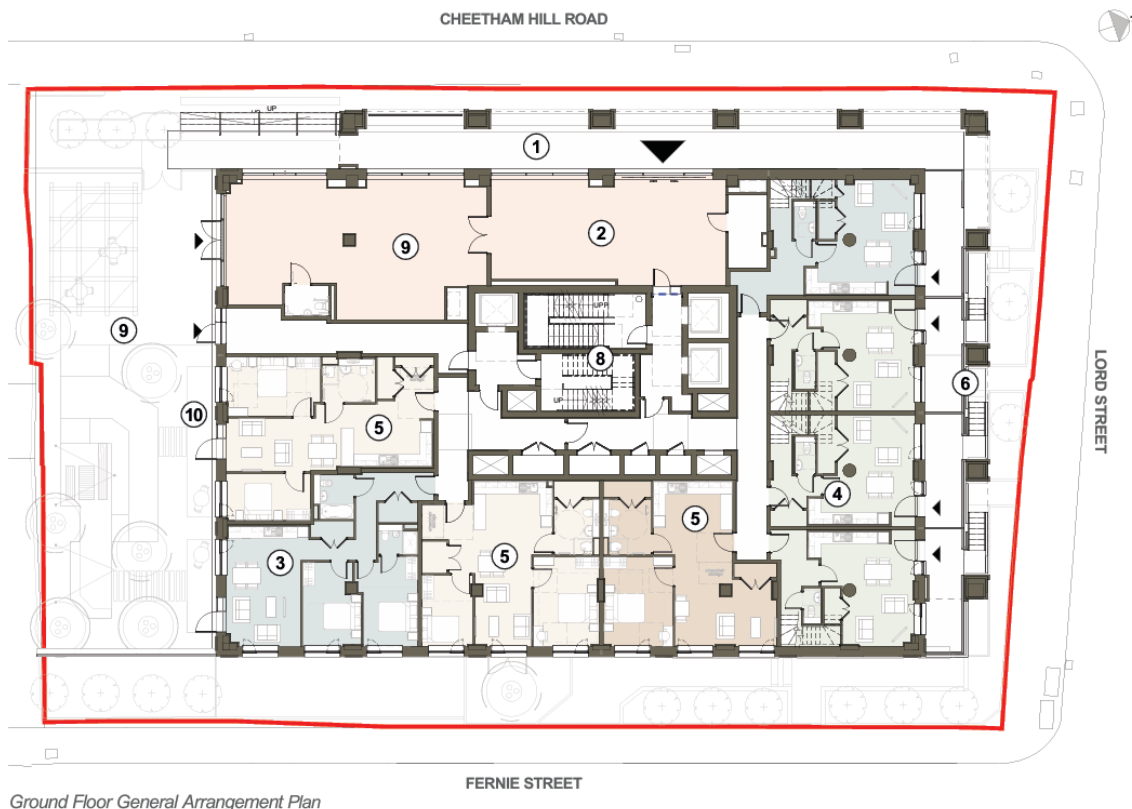
The Proposed scheme sets out to provide 251 dwellings, including 4no. townhouses and 7no. M4(3) Wheelchair user apartments.

The main entrance to the building is from Cheetham Hill Road, where there is a reception area and residential amenity space and direct access to the circulation core in the centre of the building. There are four duplex townhouses fronting Lord Street and the rest of the plan accommodates four single storey apartments, including M4(3) Wheelchair User apartments.

On the typical upper floor plan, the building steps out along Cheetham Hill Road and Lord Street, with an inset corner on the south-west and to the north-east to increase the number of dual aspect apartments. These floors accommodate 12no. single storey apartments per floor which are accessed from the central circulation core.

On the 15th floor the building steps in along the south and Fernie Street boundary, creating space for external amenity for the residents. There are 8no. single storey apartments, three of which have a private external terrace.

- ① The building is set back on Cheetham Hill Road and Lord Street with an external double height colonnade along these sides, providing a covered area to the main building entrance and townhouse entrances.
- ② Entrance / reception leading to circulation core and communal amenity
- ③ Open plan apartments
- ④ Townhouses
- ⑤ M4(3) Apartments (wheelchair user)
- ⑥ Private townhouse steps and landscaping
- ⑦ External amenity for residents
- ⑧ Circulation core
- ⑨ Residents communal amenity with access to external terrace
- ⑩ Private external terraces for apartments



Ground Floor General Arrangement Plan

## The Scheme

# One Lord Street

Ground Floor Landscape Proposal



The following objectives have been set out to aid the development of the landscape and public realm design.

- Improve the sites engagement with Cheetham Hill Road, Lord Street and Fernie Street.
- Create safe attractive spaces for the public, residents and local community to use and enjoy.
- Respond to the public realm aspirations of the Great Ducie Street SRF and emerging Strangeways SRF.
- Introduce new onsite green infrastructure and enhance biodiversity.

- ① Stepped access up to amenity entrance
- ② Pergola covered outdoor seating area with festoon lighting
- ③ Planting foil to site edge
- ④ Private terrace with cut-through to residents garden
- ⑤ Picnic table area enclosed by formal hedge planting
- ⑥ Low retaining wall and steps addresses level change to Fernie Street.
- ⑦ Street tree and ornamental shrub planting to Fernie street
- ⑧ Raised planter wraps around corner of Fernie Street and Lord Street
- ⑨ Planting beds create separation between public street and private residential entrance spaces
- ⑩ Stepped access addresses level change up to town houses along Lord street
- ⑪ Refuse collection point
- ⑫ Covered entrance area
- ⑬ Quiet seating area enclosed by multi stem tree and shrub planting
- ⑭ Communal rooftop terrace



## Design

# One Lord Street



Manchester Cathedral

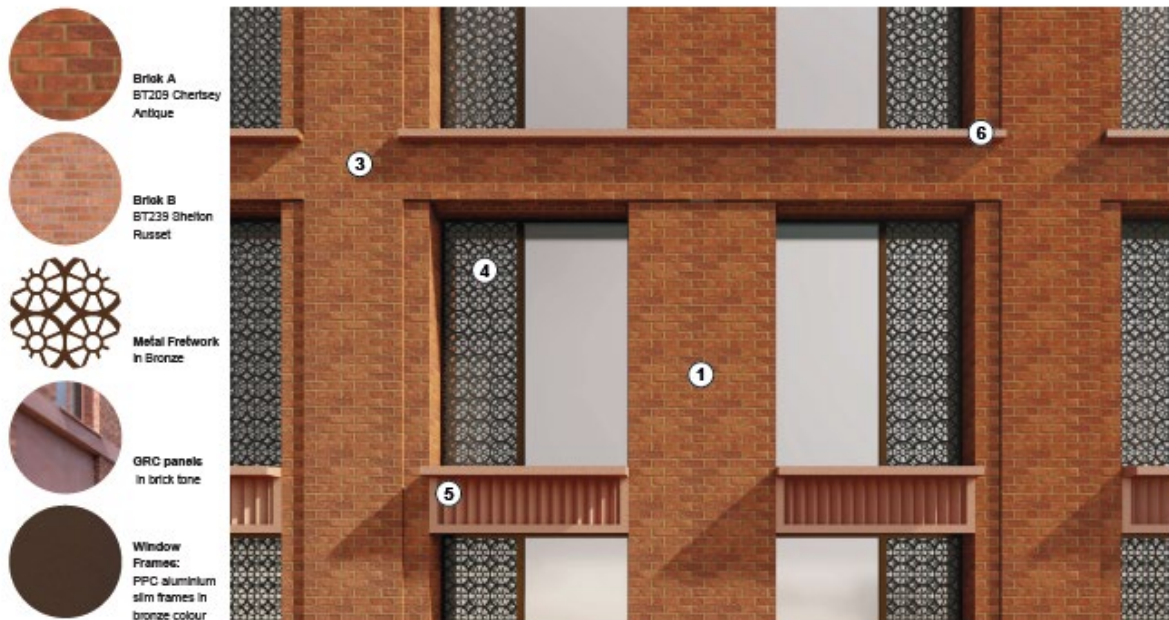
Industrial Units

Lord Street

Application Site

Petrol Station

- ① Stretcher bond brick (Brick A)
- ② Stretcher bond brick (Brick B)
- ③ Stretcher bond brick with 25mm projection running horizontal and vertical (Brick A)
- ④ Fixed fretwork panel with openable panel behind. Fretwork pattern to take precedent from local character. Colour to match windows
- ⑤ Sawtooth GRC feature panel between windows. GRC to form window sill. Colour to match brick tone
- ⑥ GRC window sill to run horizontal, spanning two windows. Colour to match brick tone.
- ⑦ GRC goalpost to colonnade. Colour to match brick tone
- ⑧ Private townhouse steps (Brick A) with metal railing to match window frames



Brick A  
BT209 Chertsey  
Antique

Brick B  
BT239 Shelton  
Russet

Metal Fretwork  
In Bronze

GRC panels  
In brick tone

Window  
Frames:  
PPC aluminium  
slim frames in  
bronze colour

Visual representation of One Lord Street: Typical Bay

## Design

# One Lord Street



Green Quarter

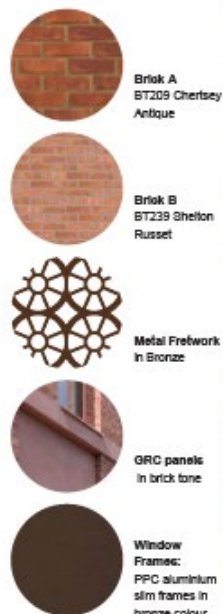
Ferris Street

Application Site

Cheetham Hill

Toppa Tiles

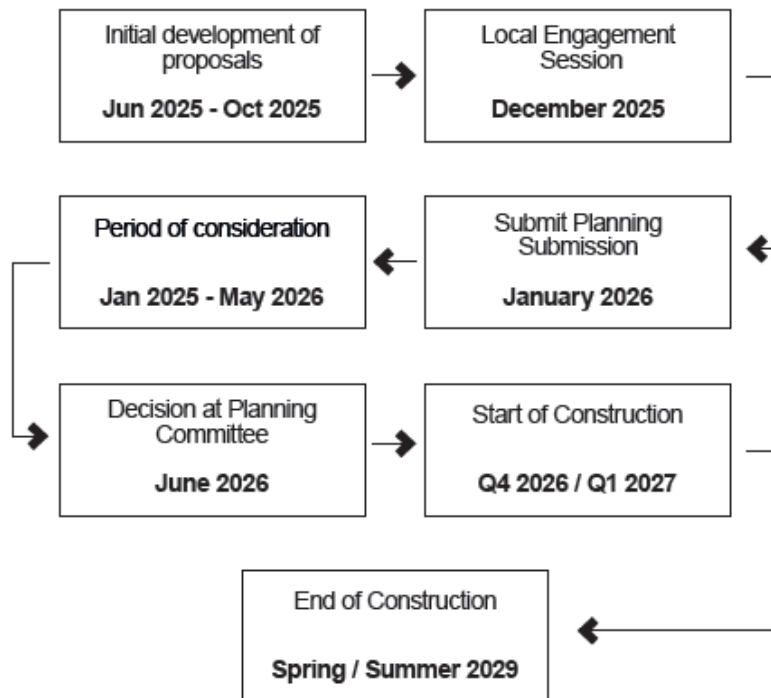
- |                                                                                                                                     |                                                                                                   |                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| ① Stretcher bond brick (Brick A)                                                                                                    | ⑤ Sawtooth GRC feature panel between windows. GRC to form window cill. Colour to match brick tone | ⑧ Private townhouse steps (Brick A) with metal railing to match window frames |
| ② Stretcher bond brick (Brick B)                                                                                                    | ⑥ GRC window cill to run horizontal, spanning two windows. Colour to match brick tone.            |                                                                               |
| ③ Stretcher bond brick with 25mm projection running horizontal and vertical (Brick A)                                               | ⑦ GRC goalpost to colonnade. Colour to match brick tone                                           |                                                                               |
| ④ Fixed fretwork panel with openable panel behind. Fretwork pattern to take precedent from local character. Colour to match windows |                                                                                                   |                                                                               |



Visual representation of One Lord Street: Lord Street Townhouses

## Next steps

# One Lord Street



### Next Steps

It is intended that a Full Planning Application will be submitted to Manchester Council in January 2026.

The Local Planning Authority will then provide an opportunity for members of the public to comment on the final proposal submitted to the planning portal.

We welcome your comments on the scheme. Comments can be made by completing the feedback forms available here in person or via our online survey. The web address to view the consultation boards and complete the survey online is listed on the feedback form.



Visual representation of One Lord Street: Cheetham Hill Road

## Appendix 5: Example Feedback Form

### Have your say on our proposals for a new residential development at One Lord Street - Manchester!

We want to hear your views on our proposals and how we can best deliver a high-quality residential development in Manchester. Please complete the survey to give your views.

About You (please circle below) Postcode: \_\_\_\_\_

Local Resident

Local Business

Community Group

Other

Your Views (please tick)

YES

NO

NOT  
SURE

Do you think there is need for new homes in Manchester?

☐☐☐

Do you think that the site is an appropriate location for a residential scheme?

☐☐☐

Do you think the proposals will introduce a good range of housing options in the local area?

☐☐☐

Are you supportive of the designs for the proposed development?

☐☐☐

Do you think the proposals provide sufficient amount of amenity space for a development in this location?

☐☐☐

What are your overall views on the proposal? (please circle below)

Supportive

Supportive but with concerns

Opposed

Not Sure

Please leave any other comments here:

## Appendix 6: Email to Councillors (Second Event)

Sent 28/01/2026

Dear Cllr [REDACTED]

I hope you are well.

We recently wrote to you on behalf of Linear Living inviting you to a public consultation event on upcoming plans for a new high-quality residential development in the Green Quarter (this consultation event progressed on Tuesday 2<sup>nd</sup> December 2025). I am writing to you today to make you aware that we are proposing to undertake a second public consultation drop-in event for the same development.

We have chosen to host a second consultation event to ensure that neighbours and the local community have had sufficient opportunity to view our proposals and share their views before we submit a planning application. A leaflet will be delivered to residents in the local area to inform them of the proposals and invite them to the public consultation event in due course.

**As a Ward Councillor, we would like to offer you the opportunity to meet and discuss the proposals in advance of the proposed public consultation event.** If this would be of interest, please advise on your availability and we will accommodate.

Alternatively, you are more than welcome to attend the public consultation drop-in and we can confirm when this will be taking place, or view the proposals on our dedicated Consultation Website - <https://lordstreetconsultation.co.uk/>

We look forward to hearing from you. In the meantime, please do not hesitate to ask if you have any questions about the proposals or the consultation process.

Kind regards,

[REDACTED]